Washington City
Where Dixie Began

WashingtonCity.org

Washington City Council
Regular Meeting Agenda
February 9, 2022

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, February 9, 2022 at 4:00 P.M.** hosted at the Washington City Office located at 111 North 100 East, Washington, Utah The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Invocation
Pledge of Allegiance

1. **APPROVAL OF AGENDA**

2. **ANNOUNCEMENTS**

3. **REPORT OF OFFICERS FROM ASSIGNED COMMITTEES**

4. **CITY MANAGER REPORT**

5. **DECLARATION OF ABSTENTIONS & CONFLICTS**

6. **CONSENT AGENDA**

    a. BOARD AUDIT REPORT: Consideration to approve the Board Audit Report from January 2022.

    b. APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meeting of 01/26/22 and 02/02/22.

    c. FINAL PLAT

        i. Consideration to approve a Final Plat Final Plat Frontier Subdivision located at approximately 2000 East Washington Dam Road. Applicant: Dennett Construction

    d. SPECIAL EVENTS

        i. Consideration to approve a Special Event for the 2022 Southern Utah Half Marathon. Applicant: Dan Aamodt

    e. LOCAL CONSENT

i. Consideration to approve a Restaurant Liquor and Bar License for Koral Kafe and Entertainment located at 2400 N. Town Center Drive. Applicant: Kim Brown

7. RAP TAX

a. Consideration to approve an Ordinance Distributing the Recreational, Arts, and Parks Tax in Washington City. City Manager Jeremy Redd

8. AWARD OF BID

a. Consideration to award the bid for the 2022 Slurry Seal Project. Assistant Public Works Director Andy Stevens

9. PUBLIC HEARINGS

Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.*

a. Public hearing and consideration to approve a Resolution amending the 2021/2022 FY Budget. Finance Director Brian Brown

b. Public hearing and consideration to approve an Ordinance for Zone Change Z-21-26 PUD-C Planned Unit Development- Commercial Design and Use located at Washington Fields Road and 2000 South. Applicant: Darin Snow

10. CLOSED SESSION

a. Purchase, exchange, or lease of property;
b. Pending or potential litigation;
c. Character or professional competence of an individual.

11. ADJOURNMENT

POSTED this 3rd day of February, 2022
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	February 09, 2022
ACTION REQUESTED:	Final Plat approval for the Frontier subdivision, located at approximately 2000 East Washington Dam Road
APPLICANT:	Dennett Construction Inc.
OWNER:	D&G Property Holdings LLC
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb, City Planner
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a final plat for the Frontier subdivision, located at approximately 2000 East Washington Dam Road. This particular subdivision is proposing 21 lots on an area covering 11.92 acres. The specific location of this subdivision is zoned Residential-1 acre with bonus density credits

Staff has reviewed the requested proposal and the proposed final plat conforms to the approved preliminary plat which was approved on June 23, 2021.

Recommendation

Staff recommends that the City Council approve the Final plat for the Frontier subdivision, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms “Home Owners Association”, or “Property Owners” are used, they shall be changed to read as “Property Owners and/or Home Owners Association”.

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	95.01'	2080.00'	2°37'01"	S 70°11'42" W	95.00'
C2	29.50'	20.00'	84°31'25"	N 70°11'42" E	26.90'
C3	1.82'	175.00'	0°35'47"	S 13°43'55" E	1.82'
C4	107.24'	2100.00'	2°55'33"	S 70°44'36" W	107.23'
C5	45.88'	175.00'	15°01'15"	S 1°17'20" W	45.75'
C6	31.42'	20.00'	90°00'00"	N 1°17'20" E	28.28'
C7	59.51'	525.00'	6°29'41"	N 88°42'40" W	59.48'
C8	53.61'	525.00'	5°51'02"	S 84°47'38" W	53.59'
C9	13.10'	20.00'	37°31'27"	S 78°56'36" W	12.87'
C10	0.96'	50.00'	1°06'12"	N 42°31'21" E	0.96'
C11	90.97'	50.00'	104°14'33"	S 33°14'07" E	78.93'
C12	62.87'	50.00'	72°02'57"	S 38°48'50" W	58.81'
C13	10.75'	20.00'	30°47'36"	N 38°48'50" E	10.62'
C14	2.35'	20.00'	6°43'52"	N 8°01'14" E	2.35'
C15	13.35'	20.00'	38°15'26"	N 1°17'23" E	13.11'
C16	35.87'	50.00'	41°06'08"	S 4°08'05" W	35.10'
C17	44.76'	50.00'	51°17'35"	S 55°25'41" W	43.28'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C18	41.15'	50.00'	47°09'23"	N 77°24'56" W	40.00'
C19	18.13'	50.00'	20°46'35"	N 56°38'21" W	18.03'
C20	15.47'	20.00'	44°19'15"	S 56°38'21" E	15.09'
C21	35.69'	20.00'	102°14'56"	N 1°17'20" E	31.14'
C22	27.14'	20.00'	77°45'01"	S 79°02'24" W	25.11'
C23	35.73'	20.00'	102°20'47"	S 1°17'23" W	31.16'
C24	76.34'	575.00'	7°36'24"	S 86°33'00" W	76.28'
C25	47.56'	575.00'	4°44'20"	N 88°42'40" W	47.54'
C26	31.42'	20.00'	90°00'00"	S 88°42'40" E	28.28'
C27	16.25'	50.00'	18°37'14"	S 60°33'13" E	16.18'
C28	9.83'	20.00'	28°09'27"	N 60°33'13" W	9.73'
C29	31.42'	20.00'	90°00'00"	N 88°42'40" W	28.28'
C30	26.10'	125.00'	11°57'47"	S 1°17'20" W	26.05'
C31	2.42'	20.00'	6°56'06"	S 10°40'28" E	2.42'
C32	24.81'	2100.00'	0°40'37"	S 72°47'40" W	24.81'
C33	31.32'	20.00'	89°43'38"	S 17°36'34" E	28.22'
C34	4.76'	2080.00'	0°07'52"	S 72°47'40" W	4.76'

FRONTIER SUBDIVISION

LOCATED IN
SW 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION (NOT FOUND)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, RING & LID SET TO CITY STANDARD).
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD).
- SPECIFIES FRONT LOT PROPERTY CORNER OFFSET RIVET, OR NAIL & WASHER SET AT 5.25' ALONG PROJECTION OF LOT LINE.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED CIVIL SCIENCE SURVEYORS, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EASEMENT LINE (SEE NOTES)
- AREA TO BE DEDICATED TO WASHINGTON CITY, 72,197 SQ FT
- COMMON AREA TO BE MAINTAINED BY HOA, 8,806 SQ FT

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W. SANDERS
STATE OF UTAH



CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

FRONTIER SUBDIVISION
LOCATED IN
SW 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #:	FF21120
DRAWN BY:	PJW
DATE:	1-31-2022
CHECKED BY:	TWS
SCALE OF SHEET HOR SCALE:	1" = 50'

SHEET 1 OF 2

GENERAL NOTES

1. A 7.50 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT EXISTS ALONG SIDE AND REAR LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.

2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED AUGUST 5, 2021. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.

3. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.

4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.

5. ALL COMMON AREA SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.

6. A LANDSCAPE PARK STRIP EXISTS WITHIN THE RIGHT-OF-WAY OF EACH STREET BETWEEN THE SIDEWALK AND THE BACK OF CURB. THE RESPONSIBILITY FOR AND COST OF ALL MAINTENANCE AND UPKEEP OF THIS LANDSCAPING STRIP IS TO BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL LANDSCAPE PARK STRIPS AND WASHINGTON CITY IS HEREBY GRANTED THE RIGHT TO ASSESS THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION FOR FAILURE TO MAINTAIN SUCH.

7. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".



VICINITY MAP
(1" = 1000')

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS, PUBLIC STREETS, OPEN SPACE AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

FRONTIER SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS

DRAFT COPY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR
No.9481170
TRAVIS W. SANDERS
STATE OF UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N 0°28'08" E 1358.61 FEET ALONG THE SECTION LINE AND N 90°00'00" E 699.97 FEET FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N 1°17'23" E 804.30 FEET MORE OR LESS TO THE CENTERLINE OF A CANAL; THENCE N 79°22'45" E 584.65 FEET ALONG THE SAID CENTERLINE; THENCE S 1°17'20" W 980.47 FEET; THENCE S 71°17'23" W 270.11 FEET; THENCE S 65°47'23" W 5.69 FEET; THENCE N 1°17'23" E 161.63 FEET; THENCE S 89°13'28" W 313.32 FEET; TO THE POINT OF BEGINNING.

CONTAINING 11.92 ACRES MORE OR LESS

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF THE COUNTY ROAD RIGHT OF WAY.

ALSO, EXCEPTION THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF THE ST. GEORGE AND WASHINGTON CANAL COMPANY CANAL RIGHT OF WAY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, PUBLIC STREETS, OPEN SPACE AND EASEMENTS TO HEREAFTER BE KNOWN AS:

FRONTIER SUBDIVISION

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS. ALL LOTS, PUBLIC STREETS, OPEN SPACE AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, _____, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE _____, AS _____ SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

D&G PROPERTY HOLDINGS, LLC
(A UTAH LIMITED LIABILITY COMPANY)

(MANAGING/MEMBER)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THE ___ DAY OF _____ 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, _____ WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MANAGER/MEMBER OF D&G PROPERTY HOLDINGS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF D&G PROPERTY HOLDINGS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC

NOTARY PUBLIC FULL NAME: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-16(6)

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

FRONTIER SUBDIVISION

LOCATED IN

SW 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

APPROVAL OF PUBLIC WORKS	CITY ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED No.
THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ___ DAY OF _____, A.D. 20__.	THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, A.D. 20____	APPROVED AS TO FORM, THIS THE ____ DAY OF _____, A.D. 20____.	WE, THE MAYOR AND CITY COUNCIL OF THE WASHINGTON, UT, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____ A.D. 20____ HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____ A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS, WASHINGTON CITY	CITY ENGINEER, WASHINGTON CITY	CITY ATTORNEY, WASHINGTON CITY	ATTEST: CITY RECORDER, WASHINGTON CITY — MAYOR, WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

FRONTIER SUBDIVISION
LOCATED IN
SW 1/4 OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE & MERIDIAN

PROJ. #: FF21120
DRAWN BY: PJW
DATE: 1-31-2022
CHECKED BY: TWS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET 2 OF 2

Washington City

Printed: 02/01/2022

2022 Southern Utah Half Marathon

Special Event 22-01

04/22/2022 - 04/23/2022

Special Event

a021d540-68f9-11ec-9488-6da230897863

General

Active

Under Review

Event Information

2022 Southern Utah Half Marathon

04/22/2022 - 04/23/2022

Dates

04/22/2022 - 04/23/2022

Application Review Status

Pre-Review	Approved	12/29/2021
Zoning	Approved	
Fire	Approved	
Police	Approved	
Wastewater Management	Approved	
City Council	Not Reviewed	
Public Works	Approved	
Leisure Services	Approved	
Final-Review	Not Reviewed	

Fees

Over 300 Attendees (First Block)	$150.00
Subtotal	**$150.00**
Amount Paid	**$0.00**

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name
Dan

Applicant Last Name
Aamodt

Mailing Address
816 Shepard Creek Parkway

City
Farmington

State
UT

Zip
84025

Contact Phone
(385) 228-3454

Contact Email
dan@triutah.com

Event Location Address
1250 Highland Parkway, Washington, UT

Park/Trail Name
HIghland Park

City
Washington

State
UT

Zip
84780

Purpose of Event
Annual Half Marathon Running Event

Expected Attendance
Over 300

Event Duration
4 hours or less

Description of Event

Southern Utah Half Marathon is an annual running race beginning at Highland Park and finishing at Bloomington Park in St. George. The majority of the race takes place on the Virgin River Trail.

Will you be using a PA sound system?

Yes

Type of sound system:

Portable sound system and announcer feed.

Please list all types of entertainment at the Event

Announcer and some music when the event starts.

Will there be vendors at this event?

No

Will event include sale of goods?

No

Please upload Event Site Diagram/Layout

- SOUT half highland Police Support intersection.png
- SOUT half HIghland Park Staging Area.png

Please upload signage plan

- Screen Shot 2021-12-28 at 9.17.01 PM.png
- Screen Shot 2021-12-28 at 9.17.13 PM.png
- Screen Shot 2021-12-28 at 9.17.54 PM.png
- Neighborhood Notice.png

Please upload Certificate of Liability Insurance

- December 29th.docx

Washington City Tax ID #

tbd

Please upload Business License Certificate

- SUHM Washington City Temporary Use Permit-signed.pdf

Security Director First Name

Dan

Security Director Last Name

Aamodt

Security Director Mobile Phone #

(385) 228-3454

Security Director Email

dan@triutah.com

Will the event require any street closures?

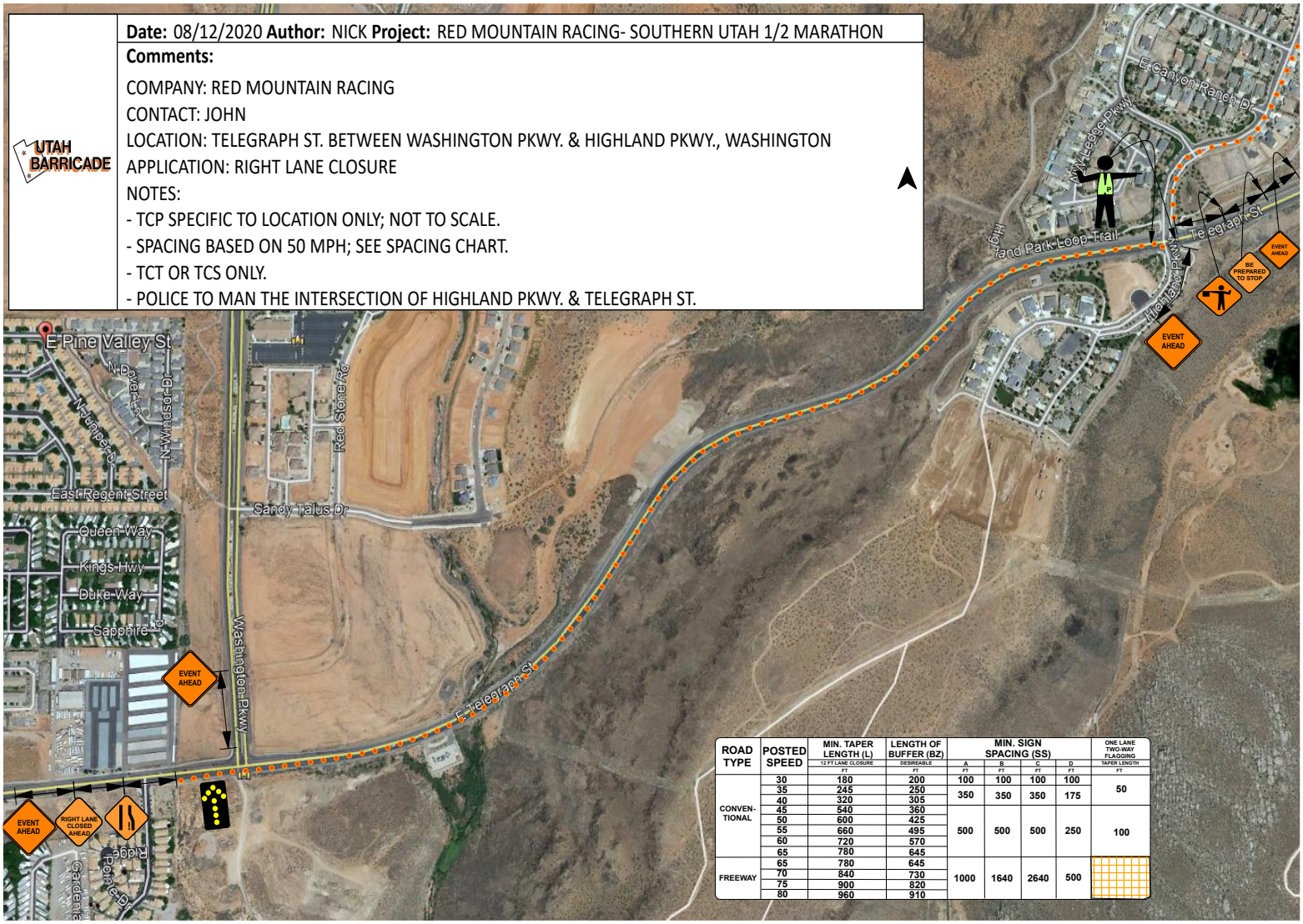

HIGHLAND PKWY
HORIZON PKWY
HYDRATION
PORTAPOTTIES
START
Highland Park
BUS DROP &
TURN
CROWN KING AVE
CROSS PT DR
CANYON RD

UTAH BARRICADE

Date: 08/12/2020 **Author:** NICK **Project:** RED MOUNTAIN RACING- SOUTHERN UTAH 1/2 MARATHON

Comments:

COMPANY: RED MOUNTAIN RACING
CONTACT: JOHN
LOCATION: TELEGRAPH ST. BETWEEN WASHINGTON PKWY. & HIGHLAND PKWY., WASHINGTON
APPLICATION: RIGHT LANE CLOSURE
NOTES:
- TCP SPECIFIC TO LOCATION ONLY; NOT TO SCALE.
- SPACING BASED ON 50 MPH; SEE SPACING CHART.
- TCT OR TCS ONLY.
- POLICE TO MAN THE INTERSECTION OF HIGHLAND PKWY. & TELEGRAPH ST.



ROAD TYPE	POSTED SPEED	MIN. TAPER LENGTH (L) 12 FT LANE CLOSURE FT	LENGTH OF BUFFER (BZ) DESIREABLE FT	MIN. SIGN SPACING (SS) A FT	B FT	C FT	D FT	ONE LANE TWO-WAY FLAGGING TAPER LENGTH FT
CONVEN-TIONAL	30	180	200	100	100	100	100	50
	35	245	250	350	350	350	175	
	40	320	305					
	45	540	360	500	500	500	250	100
	50	600	425					
	55	660	495					
	60	720	570					
	65	780	645					
FREEWAY	65	780	645	1000	1640	2640	500	
	70	840	730					
	75	900	820					
	80	960	910					


Casa Marissa
Washington, UT
Asian household goods store
N W Ledge Pkwy
Highland Pkwy
Police at stop light 15-20 minutes to stop and control traffic while runners cross Telegraph.
Highland Park Loop Trail
E Telegraph St
Telegraph St
Highland Pkwy

Washington City

Printed: 02/03/2022

Lake to Lake Relay

03/05/2022 - 03/05/2022

Special Event 22-03

Special Event

General

dcadd660-82be-11ec-9fbc-3f10f5a4fa47

Under Review

Active

Event Information

Lake to Lake Relay

03/05/2022 - 03/05/2022

Dates

03/05/2022 - 03/05/2022

Application Review Status

Pre-Review	Approved	01/31/2022
Zoning	Approved	
Fire	Approved	
Police	Approved	
Wastewater Management	Approved	
City Council	Not Reviewed	
Public Works	Approved	
Leisure Services	Approved	
Final-Review	Not Reviewed	

Fees

200-300 Attendees (First Block)	$75.00
200-300 Attendees (Second Block)	$75.00
Subtotal	**$150.00**
Amount Paid	**$0.00**

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Applicant First Name
City of St. George

Applicant Last Name
Sadie Bassett

Mailing Address
220 N 200 E

City
St. George

State
UT

Zip
84790

Contact Phone
(435) 627-4577

Contact Email
sadie.bassett@sgcity.org

Event Location Address
Gunlock to Sand Hollow Lake

City
St. George City

State
UT

Zip
84790

Purpose of Event
Running Relay

Expected Attendance
200-300

Event Duration
Over 4 hours

Description of Event

A 50-mile team relay from Gunlock Reservoir to Sand Hollow Reservoir. The running route will take runners through the scenic landscapes of Southern Utah, along city trail systems, and back country roads. Teams will consist of 5 people.

Will you be using a PA sound system?

No

Please list all types of entertainment at the Event

No entertainment

Will there be vendors at this event?

No

Will event include sale of goods?

No

Please upload Event Site Diagram/Layout

2021 Lake to Lake Packet.docx (1).pdf

Please upload signage plan

Lake to Lake Team Relay Review for County Permits 2021 (1).pdf

Please upload Certificate of Liability Insurance

AI_16110_2021_44_F Washinton City.pdf

Security Director First Name

sadie

Security Director Last Name

Bassett

Security Director Mobile Phone #

(435) 592-2885

Security Director Email

sadie.bassett@sgcity.org

Will the event require any street closures?

No

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed.

Sadie Bassett - 01/31/2022 10:54 am

Messages

Washington Dam Road is currently under construction and will still be under construction at the time of this event. i think you will have trouble getting racers through this section of the race. Is there an alternate that can be used? i am worried about traffic and racers in the construction.

Internal Notes

This does put them in the construction zone on Washington Dam Road. It might be a non-issue for Saturday traffic other than the OHV enthusiast

Application Form Data

(Empty fields are not included)

Applicant First Name
City of St. George

Applicant Last Name
Sadie Bassett

Mailing Address
220 N 200 E

City
St. George

State
UT

Zip
84790

Contact Phone
(435) 627-4577

Contact Email
sadie.bassett@sgcity.org

Event Location Address
Gunlock to Sand Hollow Lake

City
St. George City

State
UT

Zip
84790

Purpose of Event
Running Relay

Expected Attendance
200-300

Event Duration
Over 4 hours

Description of Event

LAKE TO LAKE 2021 PACKET

LAKE TO LAKE RELAY INFORMATION & RULES

RACE RULES: These are the rules that we ask all teams to be aware of and abide by. All rules are designed to keep YOU SAFE! It may look like there are a million rules, which their kind of are, but they are all pretty straightforward. So just read through them and have an amazing time out there!

DIVISIONS:
Open Women- Must be all women
Open Men- Must be all Men
Mixed- MAX of 5 people, with at least two of each sex.
Ultra - 1 person ONLY
2 person Ultra - 2 people

AWARDS:
The top 10 men's teams, top 10 women's teams, top 10 mixed teams, top 3 kids' team, top 3 ultras and top 3 two-person ultra-team will get awards. Awards will also be given out for best team name, best dressed team, shortest shorts, best decorated vehicle.

MINIMUM PER RUNNER (5 Person Teams): Each runner MUST run at least 2 legs for a team to not be disqualified. Due to the short length of this relay there WILL BE NO EXCEPTIONS for dropping out due to injury. If you don't have each team member run two you will be DQ'd from the final award results. You can still run and finish the relay, but your team won't be eligible for top 10 awards.

EXCHANGE POINTS: Exchanges are allowed at the designated points only. Any team subbing out team members not at these designated points will be DQ'd. When Runners get to the designated exchange point, he/she must pass the lake to lake slap bracelet on to the next runner's wrist.

MEDICAL: IT IS YOUR RESPONSIBILITY TO CALL 911 IF THERE IS AN EMERGENCY.

VEHICLES: Each team will be allowed 1 vehicle ONLY.. Please always yield to the runners and be careful of other pedestrians and traffic.

TEAM DROP OUT: If the entire team or ultra-runner needs to drop out of the race, they must call Aaron at 435-703-0975 and give him your team name and bib number so that race staff will not be out all night looking for you.

AID STATIONS/ WATER AND FOOD: This is all on your own. Bring your own grub and drinks throughout the day for all your runners. At the finish after downing energy bars and water for hours then you'll get some REAL FOOD!

ULTRA AID STATIONS/WATER AND FOOD: There will be water at each exchange for the Ultra runners only. Ultra-runners may also bring drop bags to packet pickup that we will place at all exchanges along the course.

RUNNER OFF COURSE: If a runner gets lost, he/she must go back to the place where they left the course. A vehicle can take the runner back to the point of getting lost.

SUPPORTING RUNNER: Since the distances in this relay are also so short there will be NO bike support or vehicle support. This means you cannot bike next to your runner or drive slowly next to them and give them water. You may stop ahead safely on the shoulder and wait there in one place to cheer on your runner.

RUNNER NUMBERS: Each team is given 5 of the same numbers for identification. Runners are always required to wear their numbers on them.

BATHROOMS ON THE COURSE: There will be porta potties at each exchange. Please prepare to go before you run and use the porta potties at your exchange.

SEVERE WEATHER: First, it's St. George and it doesn't rain here! Anyway, in the event of rain we will continue as normal. In the event of lightning it is your responsibility to pull your runner off the course and wait 30 mins until no more lightning is seen, then return your runner to the course. You must keep track of this time off by yourself for your team if this happens, then let us know how much time you were off the course and we will subtract this from your total times.

RUNNER DIRECTIONS: Follow all directions as far as which shoulder to run on seriously. Overall the directions are simple to follow as most legs just end up following a trail.

PARKING AT EXCHANGE POINTS: Always park on the right-hand side of the road past an exchange point. Park facing in the direction the next leg is going. And always use caution when pulling out to leave an exchange.

DINNER BUFFET AND AWARDS: The post-race dinner will take place from 1:00-7:00 PM at the Grille (Sand Hollow Resort Clubhouse Restaurant). The costs will be $15.00 per person for non-relay runners. Awards will also be available for pickup at the Clubhouse.

ROSTER CHANGES: Any roster changes accompanied by waiver MUST BE TURNED IN AT THE PACKET PICKUP ONLY!

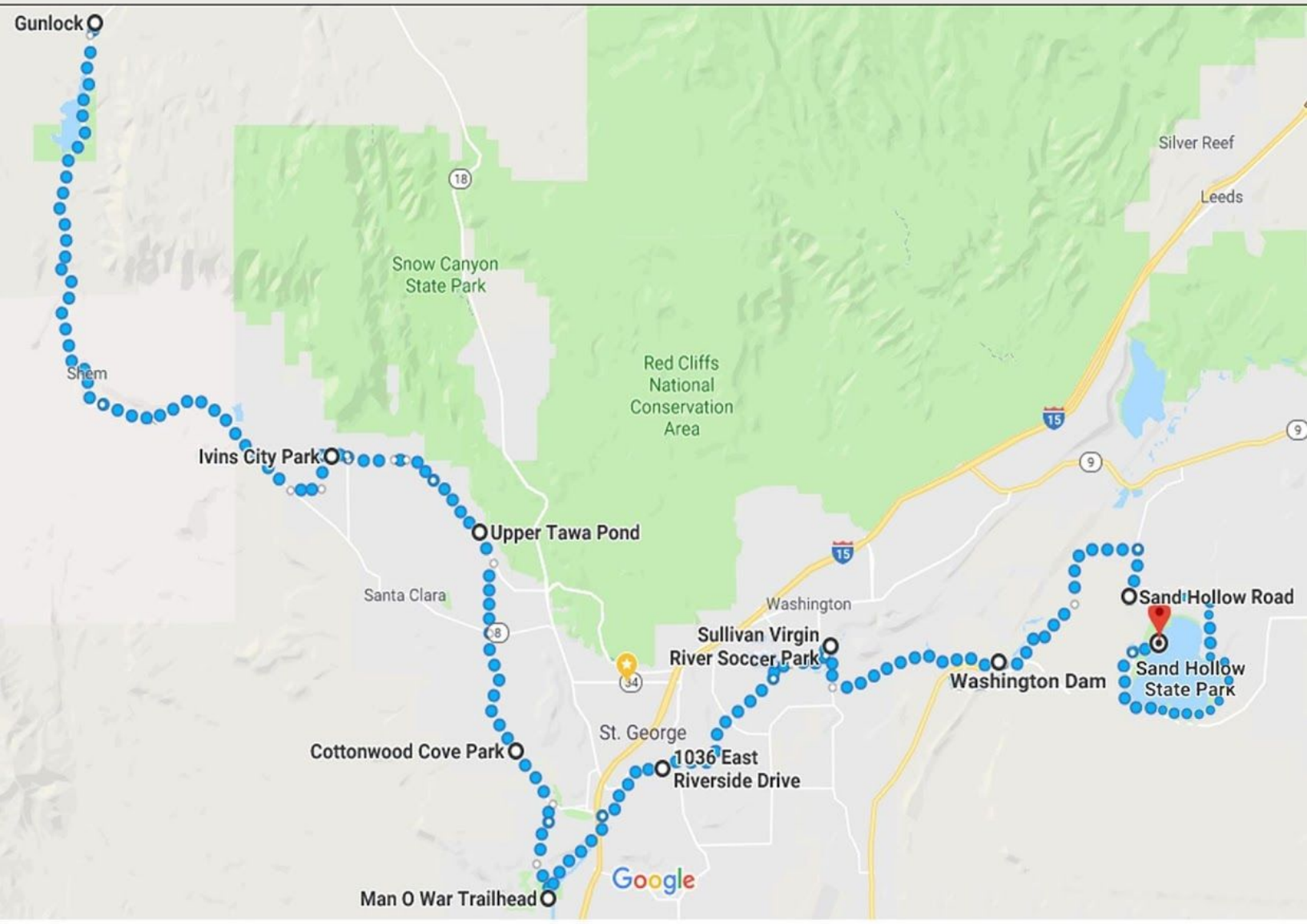
PACKET PICKUP: Will be Friday March 5th at the Sand Hollow Resort Clubhouse. You will also have a chance to carbo-load with a pre race pasta dinner! The discounted pasta dinner will be available at the Clubhouse from 5:00pm-8:00pm for all the race participants and families. The cost will be $10 for adults and $5 for kids. Location: Sand Hollow Resort: 5662 West Clubhouse Drive, Hurricane, UT 84737

TRASH: To continue to do a race like this we need all your cooperation on trash. Keep trash in your vehicle until after and throw it out in a trash receptacle.

CUTOFF POLICY: For the safety of all runners, volunteers and race staff, any team that is off pace to complete the distance by the designated course cutoff may be pulled at ANY time and at ANY point on the course by the race staff. Please be aware that 11 hours is considered a hard-cutoff time.

LEG #	NAME OF LEG	MILE	PACE	CUT-OFF TIME
LEG #1	GUN LOCK LAKE TO HW 91	6.07	12:55	8:18 AM
LEG #2	HW 91 TO IVINS CITY PARK	6.21	12:55	9:38 AM
LEG #3	IVINS CITY PARK TO UPPER TAWA POND	3.97	12:55	10:29 AM
LEG #4	UPPER TAWA POND TO COTTONWOOD COVE PARK	5.18	12:55	11:36 AM
LEG #5	COTTONWOOD COVE PARK TO MAN O WAR TRAIL	3.99	12:55	12:28 PM
LEG #6	MAN O WAR TRAIL HEAD TO 1036 E RIVERSIDE DR	3.86	12:55	1:18 PM
LEG #7	1036 E RIVERSIDE DR TO SULLIVAN SOCCER PARK	4.76	12:55	2:22 PM
LEG #8	SULLIVAN SOCCER PARK TO WASHINGTON DAM RD	3.88	12:55	3:13 PM
LEG #9	WASHINGTON DAM RD TO SAND HOLLOW RD	5.91	12:55	4:29 PM
LEG #10	SAND HOLLOW RD TO SAND HOLLOW LAKE	7.08	12:55	6:00 PM
	ALL RUNNERS MUST BE DONE BY CUT-OFF TIME FOR EACH LEG			

COURSE MAP


Gunlock
Shem
Ivins City Park
Upper Tawa Pond
Santa Clara
Snow Canyon State Park
Red Cliffs National Conservation Area
Silver Reef
Leeds
Washington
Sullivan Virgin River Soccer Park
Washington Dam
Sand Hollow Road
Sand Hollow State Park
St. George
1036 East Riverside Drive
Cottonwood Cove Park
Man O War Trailhead
Google


↑ 1,217 ft · ↓ 1,824 ft
3,665 ft
2,523 ft

LEG 1- 6.07 MI

LEG DESCRIPTION: Fairly easy with some nice winding downhill
EXCH 1 ADDRESS: Gunlock Rd, Gunlock, UT 84733
OVERALL DIFFICULTY: ★★
SCENERY: ★★★★★
NOTES:

RUNNER DIRECTIONS FROM START TO EXCH 1:

Run on right side of road.

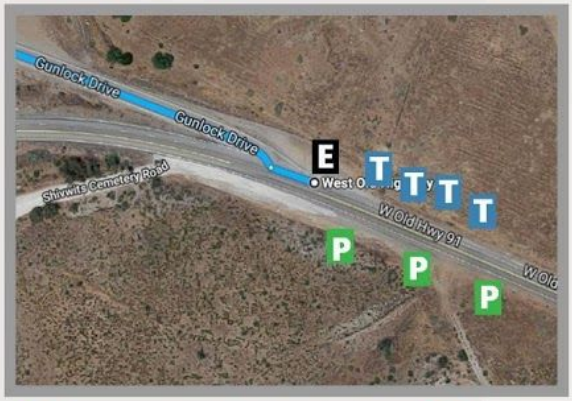
- 0.00 Gunlock State Park
- 0.25 to Gunlock Rd.
- 5.82 RIGHT onto Highway 91
- 6.07 Exchange 1 (Corner of Highway 91/Gunlock Rd.

DRIVING DIRECTIONS FROM START TO EXCH 1:

Driving directions are the same as the runner.

EXCHANGE NOTES:

Parking: on the right side of Highway 91
Only next runner permitted in exchange zone.



P PARKING E EXCHANGE T TOILETS

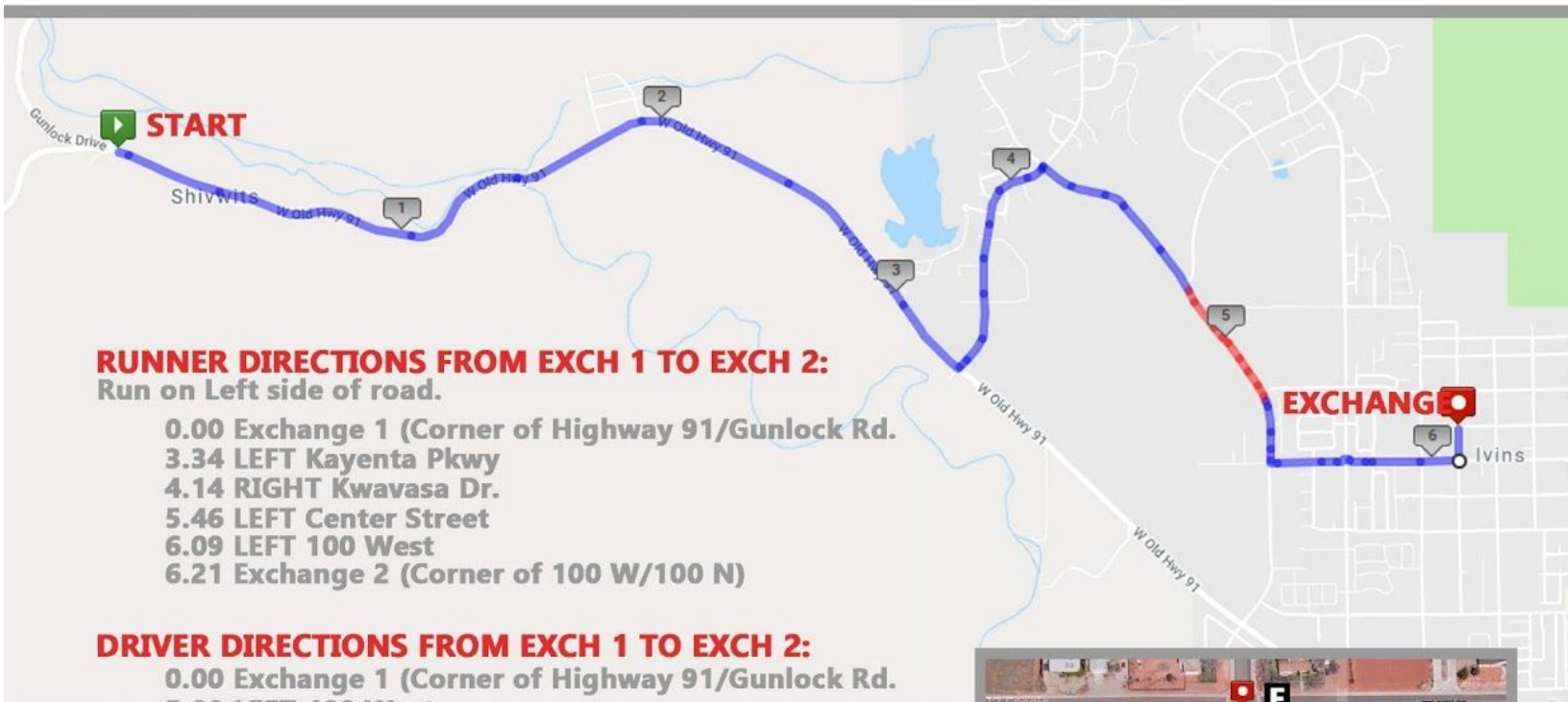


↑ 72 ft · ↓ 390 ft



LEG 2- 6.21 MI

LEG DESCRIPTION: Lots of open road with Ivins big beautiful red mountains in the background
EXCH 2 ADDRESS: 100 W 100 N, Ivins, UT 84738
OVERALL DIFFICULTY: ★★★★
SCENERY: ★★★★★
NOTES: Runners stay on the left shoulder of Highway 91 the whole time and use sidewalk when available



RUNNER DIRECTIONS FROM EXCH 1 TO EXCH 2:
Run on Left side of road.

0.00 Exchange 1 (Corner of Highway 91/Gunlock Rd.
3.34 LEFT Kayenta Pkwy
4.14 RIGHT Kwavasa Dr.
5.46 LEFT Center Street
6.09 LEFT 100 West
6.21 Exchange 2 (Corner of 100 W/100 N)

DRIVER DIRECTIONS FROM EXCH 1 TO EXCH 2:

0.00 Exchange 1 (Corner of Highway 91/Gunlock Rd.
5.00 LEFT 400 West
5.90 RIGHT Center Street
6.30 LEFT 100 West
6.40 Exchange 2 (Corner of 100 W/100 N)

EXCHANGE NOTES:

Parking: Park along 100 West
Only next runner permitted in exchange zone.

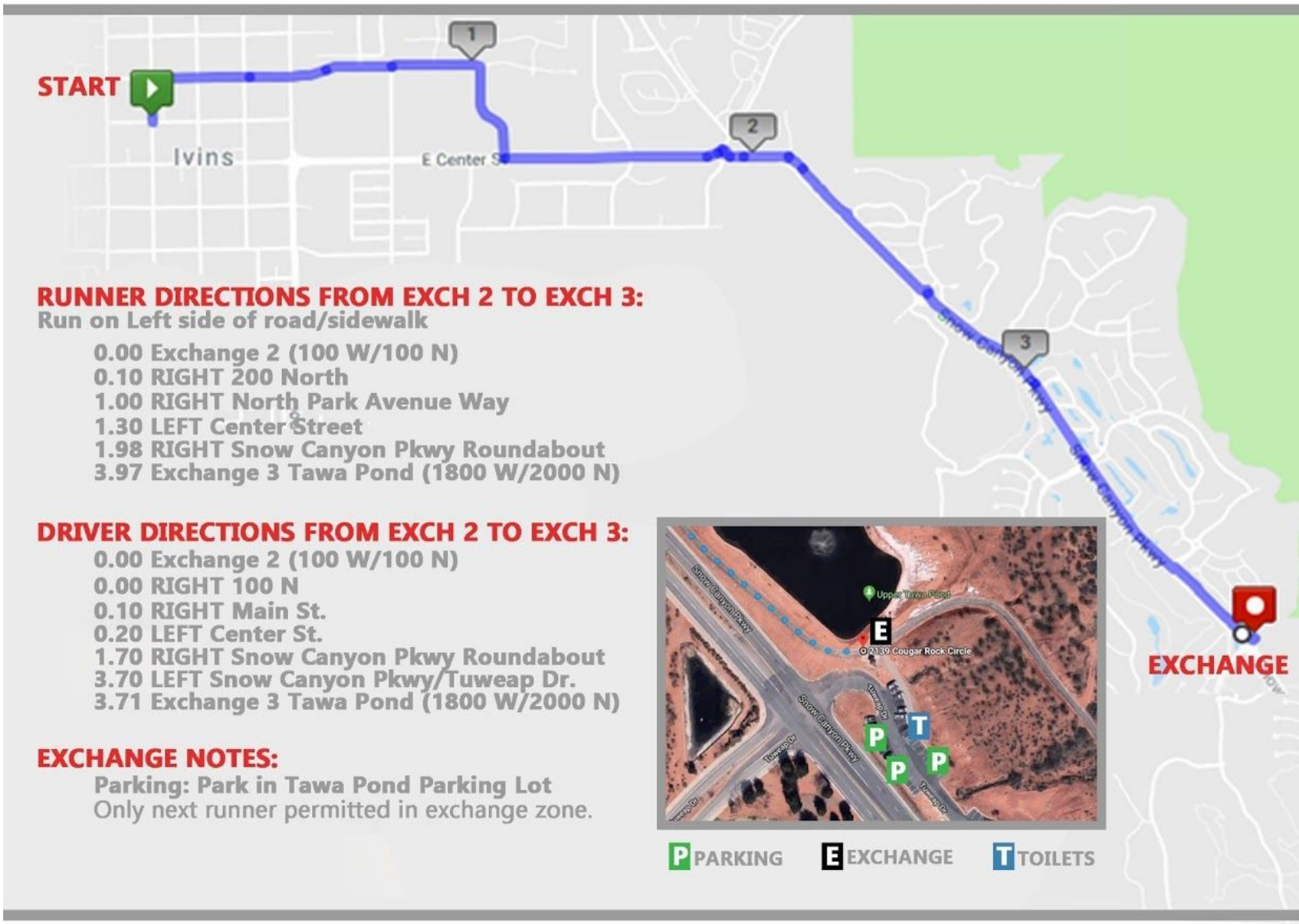


P PARKING E EXCHANGE T TOILETS



LEG 3- 3.97 MI

LEG DESCRIPTION: Mostly Flat with some rolling terrain and spectacular mountain ranges
EXCH 3 ADDRESS: 1800 W 2000 N, St. George, UT 84770
OVERALL DIFFICULTY: ★★★
SCENERY: ★★★★
NOTES: Runners use sidewalk when available



RUNNER DIRECTIONS FROM EXCH 2 TO EXCH 3:

Run on Left side of road/sidewalk

0.00 Exchange 2 (100 W/100 N)
0.10 RIGHT 200 North
1.00 RIGHT North Park Avenue Way
1.30 LEFT Center Street
1.98 RIGHT Snow Canyon Pkwy Roundabout
3.97 Exchange 3 Tawa Pond (1800 W/2000 N)

DRIVER DIRECTIONS FROM EXCH 2 TO EXCH 3:

0.00 Exchange 2 (100 W/100 N)
0.00 RIGHT 100 N
0.10 RIGHT Main St.
0.20 LEFT Center St.
1.70 RIGHT Snow Canyon Pkwy Roundabout
3.70 LEFT Snow Canyon Pkwy/Tuweap Dr.
3.71 Exchange 3 Tawa Pond (1800 W/2000 N)

EXCHANGE NOTES:

Parking: Park in Tawa Pond Parking Lot
Only next runner permitted in exchange zone.

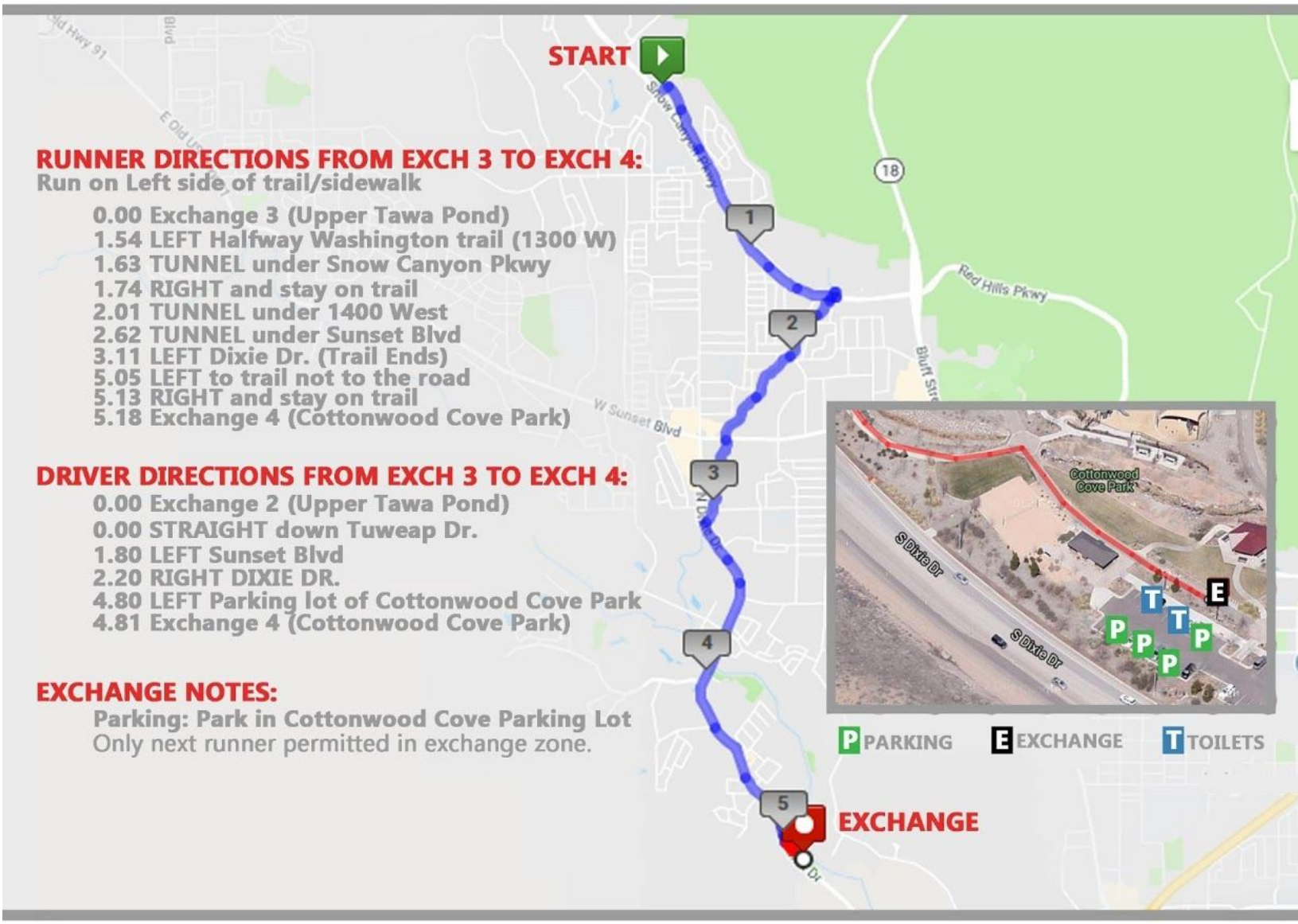
P PARKING E EXCHANGE T TOILETS

↑ 13 ft · ↓ 177 ft



LEG 4- 5.18 MI

LEG DESCRIPTION: Rolling down hill trail all the way through the city
EXCH 4 ADDRESS: Cottonwood Cove Park St. George, UT 84770
OVERALL DIFFICULTY: ★★
SCENERY: ★★★★
NOTES: Runners use sidewalk when available



RUNNER DIRECTIONS FROM EXCH 3 TO EXCH 4:
Run on Left side of trail/sidewalk

0.00 Exchange 3 (Upper Tawa Pond)
1.54 LEFT Halfway Washington trail (1300 W)
1.63 TUNNEL under Snow Canyon Pkwy
1.74 RIGHT and stay on trail
2.01 TUNNEL under 1400 West
2.62 TUNNEL under Sunset Blvd
3.11 LEFT Dixie Dr. (Trail Ends)
5.05 LEFT to trail not to the road
5.13 RIGHT and stay on trail
5.18 Exchange 4 (Cottonwood Cove Park)

DRIVER DIRECTIONS FROM EXCH 3 TO EXCH 4:

0.00 Exchange 2 (Upper Tawa Pond)
0.00 STRAIGHT down Tuweap Dr.
1.80 LEFT Sunset Blvd
2.20 RIGHT DIXIE DR.
4.80 LEFT Parking lot of Cottonwood Cove Park
4.81 Exchange 4 (Cottonwood Cove Park)

EXCHANGE NOTES:

Parking: Park in Cottonwood Cove Parking Lot
Only next runner permitted in exchange zone.



LEG 5- 3.99 MI

LEG DESCRIPTION: Some good neighborhood type scenery with some nice park areas
EXCH 5 ADDRESS: Man O War Trailhead St. George, UT 84790
OVERALL DIFFICULTY: ★★★
SCENERY: ★★★
NOTES: Runners stay on the left shoulder of 600, Tonaquint Dr, and Bloomington Dr.

RUNNER DIRECTIONS FROM EXCH 4 TO EXCH 5:

Run on Left side of trail/sidewalk

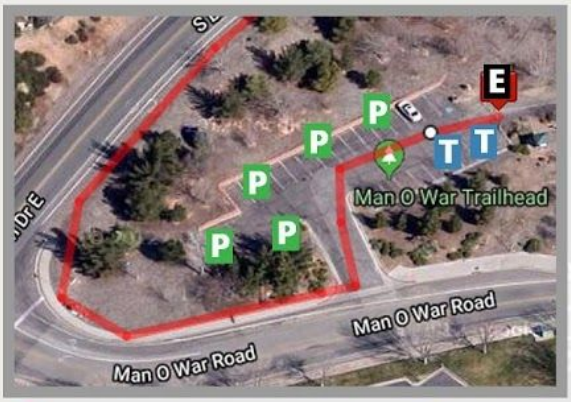
0.00 Exchange 4 (Cottonwood Cove Park)
1.74 TUNNEL under Dixie Dr.
1.81 LEFT 600 W
1.94 RIGHT Tonaquint Dr.
3.22 LEFT Bloomington Dr.
3.93 LEFT Man O War Rd.
3.95 Left Man O War Parking Lot
3.99 Exchange 5 (Man O War Trailhead)

DRIVER DIRECTIONS FROM EXCH 4 TO EXCH 5:

0.00 Exchange 4 (Cottonwood Cove Park)
0.00 LEFT Dixie Dr.
1.60 RIGHT Tonaquint Dr.
2.90 LEFT Bloomington Dr.
3.60 LEFT Man O War Rd.
3.67 LEFT Man O War Parking Lot
3.70 Exchange 5 (Man O War Trailhead)

EXCHANGE NOTES:

Parking: Park in Man O War Trailhead Parking Lot
Only next runner permitted in exchange zone.





LEG 6- 3.86 MI

LEG DESCRIPTION: Nice and easy coasting through the paved city bike trail
EXCH 6 ADDRESS: 1036 East Riverside Dr. St. George, UT 84790
OVERALL DIFFICULTY: ★★★
SCENERY: ★★★
NOTES:

RUNNER DIRECTIONS FROM EXCH 5 TO EXCH 6:

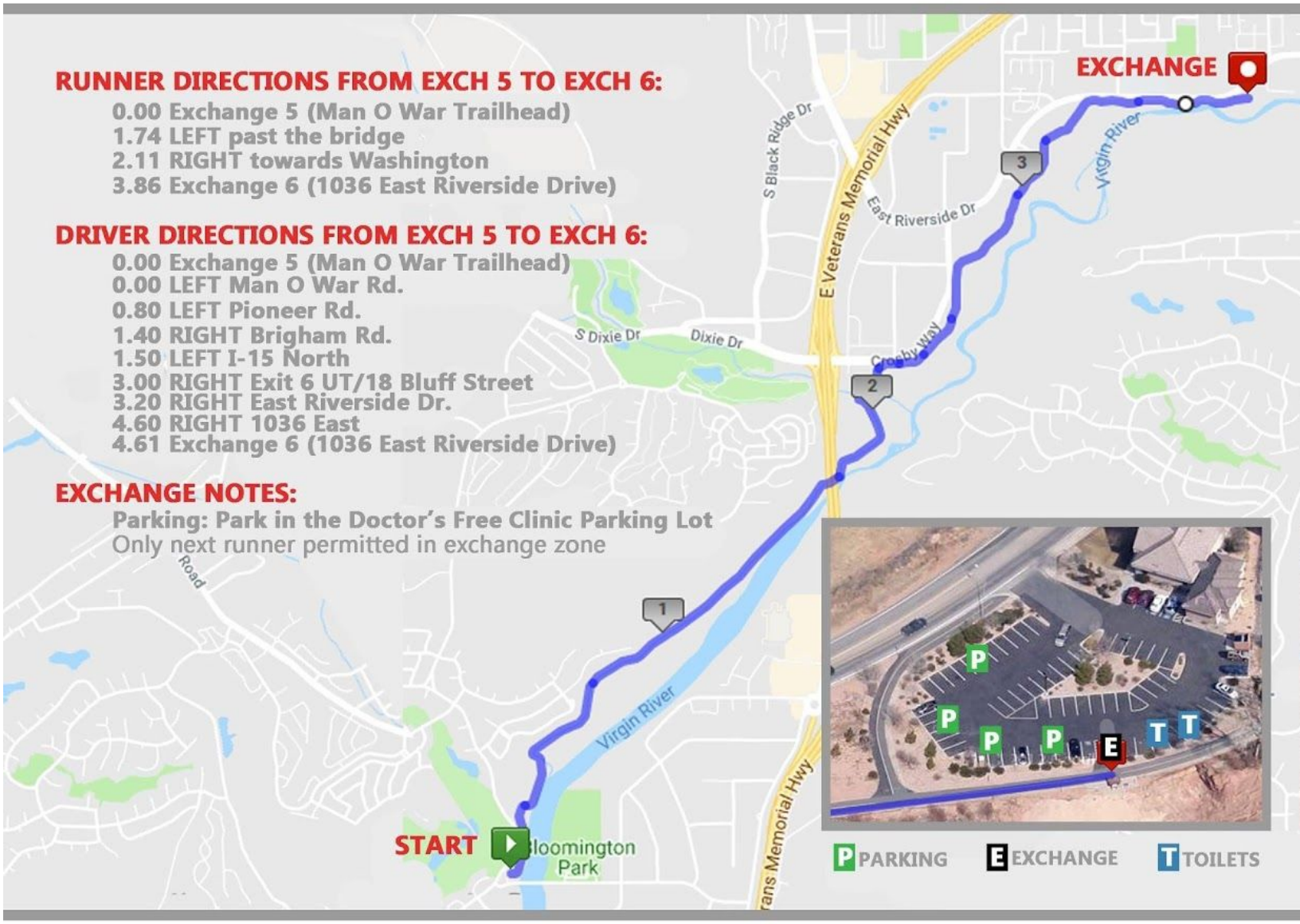
0.00 Exchange 5 (Man O War Trailhead)
1.74 LEFT past the bridge
2.11 RIGHT towards Washington
3.86 Exchange 6 (1036 East Riverside Drive)

DRIVER DIRECTIONS FROM EXCH 5 TO EXCH 6:

0.00 Exchange 5 (Man O War Trailhead)
0.00 LEFT Man O War Rd.
0.80 LEFT Pioneer Rd.
1.40 RIGHT Brigham Rd.
1.50 LEFT I-15 North
3.00 RIGHT Exit 6 UT/18 Bluff Street
3.20 RIGHT East Riverside Dr.
4.60 RIGHT 1036 East
4.61 Exchange 6 (1036 East Riverside Drive)

EXCHANGE NOTES:

Parking: Park in the Doctor's Free Clinic Parking Lot
Only next runner permitted in exchange zone





LEG 7- 4.76 MI

LEG DESCRIPTION: Flat winding paved bike path along the Virgin River
EXCH 7 ADDRESS: Sullivan Virgin River Soccer Park, Washington UT 84780
OVERALL DIFFICULTY: ★ ★ ★
SCENERY: ★ ★ ★ ★
NOTES:

RUNNER DIRECTIONS FROM EXCH 6 TO EXCH 7:

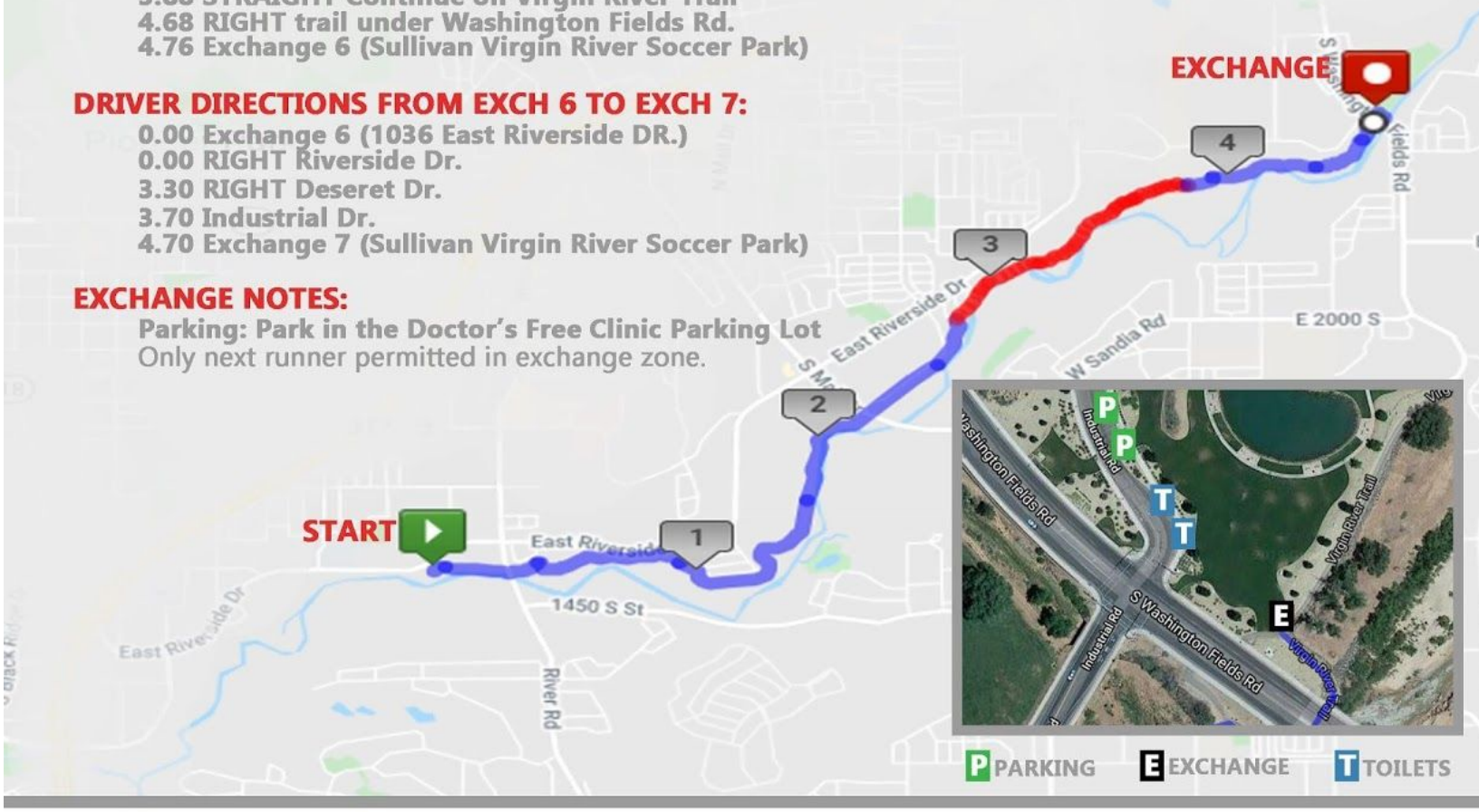
0.00 Exchange 6 (1036 East Riverside Dr.)
0.24 RIGHT trail under River Rd.
2.82 STRAIGHT Continue on Virgin River Trail
3.62 STRAIGHT Continue on Virgin River Trail
3.88 STRAIGHT Continue on Virgin River Trail
4.68 RIGHT trail under Washington Fields Rd.
4.76 Exchange 6 (Sullivan Virgin River Soccer Park)

DRIVER DIRECTIONS FROM EXCH 6 TO EXCH 7:

0.00 Exchange 6 (1036 East Riverside DR.)
0.00 RIGHT Riverside Dr.
3.30 RIGHT Deseret Dr.
3.70 Industrial Dr.
4.70 Exchange 7 (Sullivan Virgin River Soccer Park)

EXCHANGE NOTES:

Parking: Park in the Doctor's Free Clinic Parking Lot
Only next runner permitted in exchange zone.

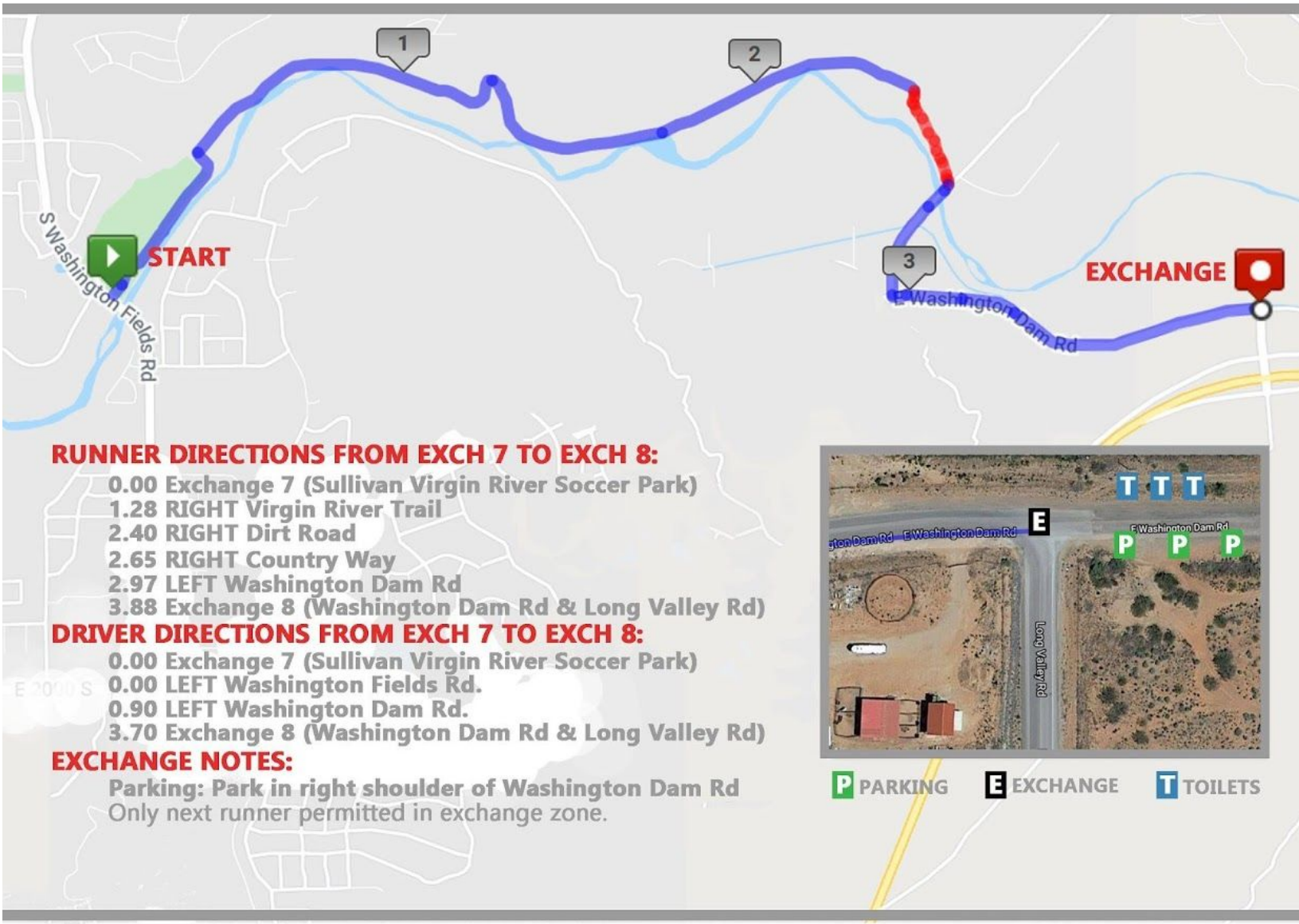


↑ 108 ft · ↓ 56 ft



LEG 8- 3.88 MI

LEG DESCRIPTION: Beautiful run along the Virgin river trail
EXCH 8 ADDRESS: Washington Dam Rd & Long Valley Rd
OVERALL DIFFICULTY: ★★
SCENERY: ★★★★★
NOTES:



RUNNER DIRECTIONS FROM EXCH 7 TO EXCH 8:

0.00 Exchange 7 (Sullivan Virgin River Soccer Park)
1.28 RIGHT Virgin River Trail
2.40 RIGHT Dirt Road
2.65 RIGHT Country Way
2.97 LEFT Washington Dam Rd
3.88 Exchange 8 (Washington Dam Rd & Long Valley Rd)

DRIVER DIRECTIONS FROM EXCH 7 TO EXCH 8:

0.00 Exchange 7 (Sullivan Virgin River Soccer Park)
0.00 LEFT Washington Fields Rd.
0.90 LEFT Washington Dam Rd.
3.70 Exchange 8 (Washington Dam Rd & Long Valley Rd)

EXCHANGE NOTES:

Parking: Park in right shoulder of Washington Dam Rd
Only next runner permitted in exchange zone.

P PARKING E EXCHANGE T TOILETS

↑ 95 ft · ↓ 26 ft



LEG 9- 5.91 MI

LEG DESCRIPTION: Spectacular mountain scenery with some big time hill climbing on a dirt road
EXCH 9 ADDRESS: Sand Hollow Rd & Dixie Springs Dr, Hurricane UT 84737
OVERALL DIFFICULTY: ★★★★★
SCENERY: ★★★★★
NOTES: This exchange will be an air exchange. When you get to the intersection, staff will call your number and your last leg runner will take off. Stay on the Left shoulder of Sand Hollow Dr.

RUNNER DIRECTIONS FROM EXCH 8 TO EXCH 9:

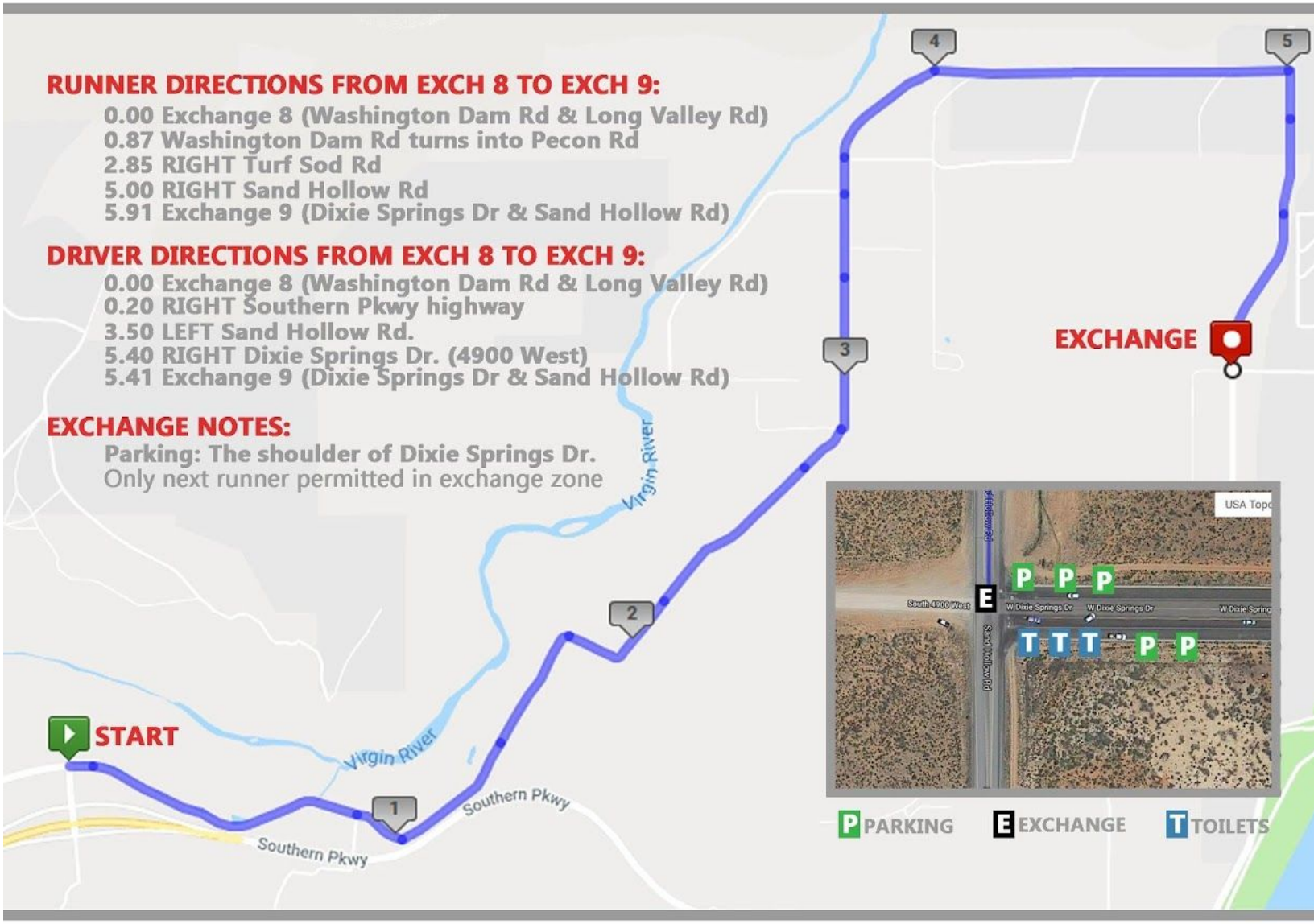
0.00 Exchange 8 (Washington Dam Rd & Long Valley Rd)
0.87 Washington Dam Rd turns into Pecon Rd
2.85 RIGHT Turf Sod Rd
5.00 RIGHT Sand Hollow Rd
5.91 Exchange 9 (Dixie Springs Dr & Sand Hollow Rd)

DRIVER DIRECTIONS FROM EXCH 8 TO EXCH 9:

0.00 Exchange 8 (Washington Dam Rd & Long Valley Rd)
0.20 RIGHT Southern Pkwy highway
3.50 LEFT Sand Hollow Rd.
5.40 RIGHT Dixie Springs Dr. (4900 West)
5.41 Exchange 9 (Dixie Springs Dr & Sand Hollow Rd)

EXCHANGE NOTES:

Parking: The shoulder of Dixie Springs Dr.
Only next runner permitted in exchange zone





LEG 10- 7.08 MI

LEG DESCRIPTION: Long run in the sun with some gradual uphills
EXCH 10 ADDRESS: 3351 Sand Hollow Rd Hurricane UT 84737
OVERALL DIFFICULTY: ★★★★★
SCENERY: ★★★★★
NOTES: Make sure bib number is visible when corssing the finish line. Teams may only cross the finish line once, when all team members are present. Multiple crossings is an automatic DQ.

RUNNER DIRECTIONS FROM EXCH 9 TO EXCH 10:

0.00 Exchange 9 (Dixie Springs Dr & Sand Hollow Rd)
1.42 RIGHT 3400 West
6.87 RIGHT onto the dam around the lake
7.08 FINISH LINE (Sand Hollow State Park)

DRIVER DIRECTIONS FROM EXCH 9 TO EXCH 10:

0.00 Exchange 9 (Dixie Springs Dr & Sand Hollow Rd)
0.00 LEFT Sand Hollow Rd.
1.10 LEFT Sand Hollow State Park
1.60 FINISH LINE (Sand Hollow State Park)

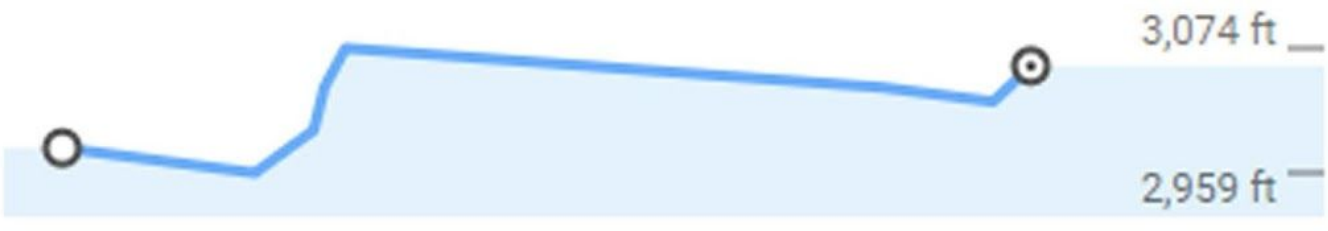
EXCHANGE NOTES:

Parking: By the boat ramp and bathrooms



P PARKING F FINISH T TOILETS

↑ 148 ft · ↓ 72 ft



BUFFET DINNER

LEG DESCRIPTION: The real final leg, the food leg!
ADDRESS: 5662 West Clubhouse Drive, Hurricane, UT 84737l
NOTES: 1:00 PM to 7:00 PM at The Grille (Sand Hollow Clubhouse Restaurant)



DRIVER DIRECTIONS FROM FINISH TO FOOD:

STRIGHT onto Sand Hollow Parkway
LEFT at West Clubhouse Drive

EXCHANGE NOTES:

A free meal will be provided for all participants from 1-7pm at the Sand Hollow Clubhouse
Awards will also be available for pickup at the Clubhouse

Briefing Document

Description: RAP Tax Applications

Presenter: Jeremy Redd

Submitted By: Jeremy Redd

Recommendation: Determine which RAP tax applications to fund.

Background Information:

The City currently has $1,243,268 in available RAP tax funds. Of that amount, $458,889 has been committed by the Council for Cultural Facilities & Arts, leaving $784,378 uncommitted and available. Below is a table containing the requests we received for funding this cycle. **Applicants are not presenting, but will be available for questions.**

Name	Desc	Amount
Dixie State University Athletics	Youth skills & Activities, etc.	$5,000
TOTAL		$5,000

Fiscal Impact: RAP tax funds are budgeted to allocate by the City according to community needs.

Impacted Fund: General Fund

Washington City
Where Dixie Begins

Washington City Council
111 North 100 East
Washington City, UT 84780
Phone (435) 656-6300
Fax (435) 656-6370
www.washingtoncity.org

Washington City
2022 RAP Tax Cultural Funding Application

Applicant Entity Information

Name of Entity: Dixie State University Athletics

Address: 225 S. 700 E.

City: St. George State: UT Zip: 84770

Website: dixiestateathletics.com

Email: Cameron.chatwin@dixie.edu

Type of Entity

- ☐ Private Non-Profit with 501(c)(3) letter
- ☐ Private Non-Profit with 501(c)(3) letter from Financial Sponsor
- ☒ Publicly Owned or Operated

Proposal Specifics

Contact Person: Cameron Chatwin

Primary Phone: (480) 822-9615

Secondary Phone: Work Phone (435)

Project Start Date: February 2022

Project End Date: On-Going

Total Project Budget: $5,000

RAP Funds Requested: $5,000

Project Title: Community Outreach w/ Washington City Residents

Project Description

Describe in general terms the concept and objectives of the project. (Please limit response to 350 - 400 Words)

- Project is for Dixie State Athletics to engage with Washington ~~County~~ City Residients. We propose a variety of activities where Trailblazer Athletics comes on site to Washington City Community Center for camp or clinic. Therefore, having a continuous relationship between the Athletic Department and residents.

Project Merit

What is the artistic or cultural rationale for this project? How will project contribute to artistic/cultural development within Washington City? (Please limit response to 350-400 words)

- We will help build youth basic skills in various sports.
- Provide a fun and engaging activity for Meet and Greet at DSU Athletic Ball park. This will foster the relationship between the institution and Washington City residents.

Part of funding will also include membership into Trailblazer Athletic club, providing networking opportunities, hospitality and reserved seats, may be used for employee or resident appreciation nights.

Who are the potential beneficiaries of this project? Please specify numbers and ages, etc. (Please limit response to 350 - 400 Words)

Potential beneficiaries are Washington City residents, City employees, and key stakeholders. Target markets vary in ages.

How specifically will this project contribute to overall Washington City growth and economic development? (Please limit response to 350 - 400 Words)

The Trailblazer Club will grant access to the City Council and specific city employees who would like to bring economic development partners. Additionally, allowing guests to experience a VIP experience while networking with Washington City Stakeholders.

How will this project enable a demonstrable incremental increase of new/expanded entity offerings as opposed to helping fund already existing offerings? (Please limit response to 350 - 400 Words)

As a state institution that has just transitioned to the Western Athletic Conference and Division 1 new elements are accessible for Washington City.

How will applicant entity promote and attribute project as having been enabled by RAP Tax funding? What project promotional materials will contain the Washington City RAP Tax logo. How can elements of project be promoted at being "made possible through RAP Tax funding"? (Please limit response to 350 - 400 Words

Any marketing materials that are promoted through the Athletic Department will include RAP Tax Logo.

Budget

Complete the attached Summary Financials Worksheet. At the top of the Summary Financials Worksheet, check whether application is for funding to augment total entity budget for the coming fiscal year or for a specific standalone project, and enter financial data for Income, Expenses, and In-Kind Services in either the Annual budget or Standalone Project column. Use the explanation column to briefly describe specifics.

Several lines are available to enter Other Cash Income or Other Expenses for budget line items that don't coincide with standard budget line items already listed on the form.

Budgeted amount on bolded line **RAP Tax Funds Requested** should coincide with amount shown in Proposal Specifics above. If applicant entity has checked "Private Non-Profit with 501(c)(3) letter from Fiscal Sponsor attached" as type and Entity, enter amount of fee to be paid on bolded line **Fiscal Sponsor Fee** (if any).

Use space below to provide explanatory context for the operating budget information provided on the attached Summary financials Worksheet. Applications containing a clear and concise, but reasonably complete description of the project and underlying budget will receive priority consideration from the City Council. (Please limit response to 350 - 400 Words)

Things that would consist on Financial Worksheet

- Camps : Clinics
- Marketing : Ticketing
- Food, T-shirts, Supplies

From Recipient:

→ Donated Hours : Services

→ Hospitality

Timeline

Describe the timeline for completing this project including the starting date as well as various phases or stages throughout the project until its completion. (Please limit response to 350 - 400 Words)

We propose Starting A clinic or cAmp this Spring for An Age group & Sport of your choice.

We propose A Baseball Night w/ Washington city Residents this Spring Mid Feb - Mid MAy with A "Field of Dreams" theme & Meet & Greet/ icecream Social following the game. Ticketing with the Trailblazer club Would Start immediately & Goes year-round.

Additional Administrative Provisions and Entity Representative Confirming Signature

By signature below the Entity Representative confirms understanding and acceptance of the following additional administrative provisions:

1. Although applicant entities may receive advance written indications of funds to support cultural activities; and

2. Upon receipt of written advance notification that a project award has been approved, and prior to funds being disbursed, applicant entity will respond in writing to confirm that the project will be executed per the application as submitted, or specifying any intervening planned changes; and

3. Any funds awarded during any fiscal year that remain unused as of June 30, 2021 will be returned to Washington City; and

4. Upon completion of this project with a RAP Tax funding award, entity will submit a written analysis of how effectively the project accomplished the objectives stated in this application. Answers to follow-up questions and/or financial audit of the project may be required by the Washington City RAP Advisory Board/City Council; and

5. Copy of 501(c)(3) letter for Entity or Fiscal Sponsor of Entity as applicable based upon Type of Entity checked above has been mailed to Washington City Recorder, 111 N. 100 East, Washington, Utah 84780



Signature of Entity Representative

Account Executive Trailblazer Sports Properties

Title

1/31/22

Date

Washington City RAP Tax Cultural Funding Project Appplication

Summary Financials Worksheet

Entity Applying for RAP Tax Funding: Dixie State Athletics

☑ Application Request RAP Tax Cultural Funding to augment total entity budget for fiscal year ending: **Year** 2022

(or)

☐ Application Request RAP Tax Cultural Funding for standalone project to be completed by: **Completion Date** On-going

	Applicant Entity Projected Budget			
	Annual Entity Budget	or	Standalone Project Budget	Explanations
Project Cash Income				
Ticket Sales/Admissions				
Program fees (tuition, etc.)				
RAP Tax Funds Requested				
Other Public Support Grants (specify)				
Private Individual Contributions				
Foundation Contributions				
Corporate Contributions				
Fundraising Events (specify)				
Total Cash Income:	N/A			
Project Cash Expenses				
Administrative Salaries/Benefits				
Artistic/Creative Salaries/Benefits				
Artistic/Creative Contrator Fees				
Exhibition Production Expenses	$2,500			Marketing, Ticketing,
Exhibition Materials & Supplies	$2,500			T-shirts, Food, Camp/clinic supplies
Royalties/Licensing Fees				

Other Artistic/Creative Expense	
Other Expenses & Supplies	
Travel/Housing	
Advertising & Promotion	
Financial Sponsor Fee (if any)	
Other Acct/Legal Fees	
Fundraising Expenses	
Facility Rent/Utilities	
Insurance	
Capital Construction Expenses	
Project Cash Expenses Cont	
Total Cash Expenses:	$5,000

In-Kind Services	
Donated/Volunteer Services	$1,000
Donated Goods	$1,000
Total In-Kind:	$2,000

Signature of Authorized Representative

Feb. 1, 2022
Date

Account Executive of Trailblazer Sports Properties
Title

2022 Slurry Seal
Briefing Document

Description: Award of Bid for 2022 Slurry Seal Project

Presenter: Andy Stevens

Submitted By: Andy Stevens

Recommendation: Approval of the low bid to Intermountain Slurry Seal Inc. for the amount of $649,560.60

Background Information: On February 1st Bids were opened publicly and read aloud, We received 4 bids for the project with Intermountain Slurry Seal Inc. being the low bidder. Staff recommends awarding the bid to Intermountain Slurry Seal Inc. (see attached bid tab)
Project consists of 501,694 sq yards of type two slurry seal with the striping for the roads. This project is on many roadways on the Northside of Washington City. Attached are maps of the roads that will be slurry sealed.

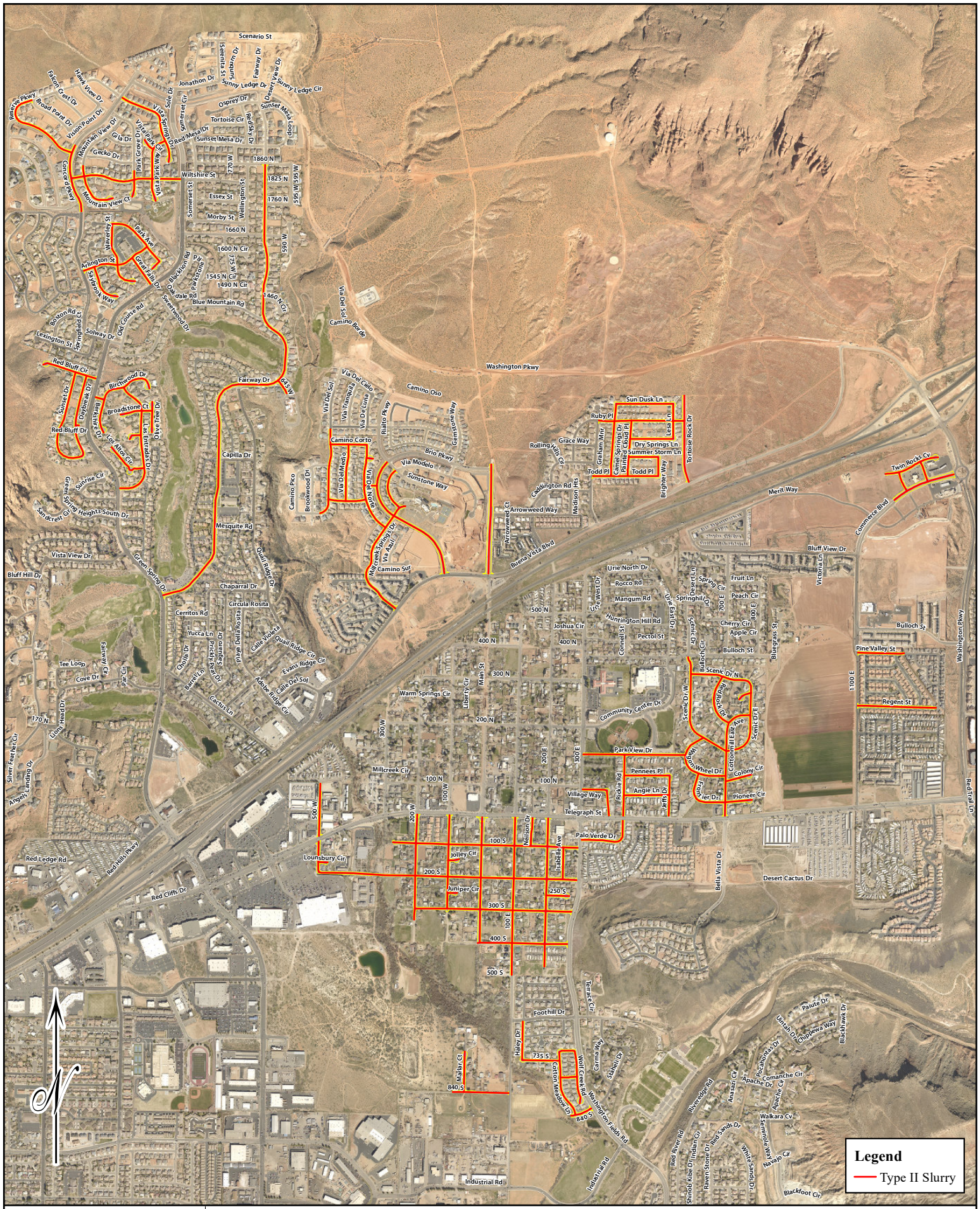
Fiscal Impact: Project is budgeted in this years budget

Impacted Fund: Streets Maintenance

BID TABULATION

BID OPENING: Feb. 1, 2022 **Washington City Slurry Seal Project, 2022**

				Intermountain Slurry Seal Inc.		*American Pavement Preservation LLC.*		*Asphalt Preservation*		*Morgan Pavement Maintenance*	
No.	Item	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	1	LS	$15,000.00	$15,000.00	$4,000.00	$4,000.00	$18,250.00	$18,250.00	$22,642.00	$22,642.00
2	Traffic Control	1	LS	$17,561.68	$17,561.68	$26,800.00	$26,800.00	$20,750.00	$20,750.00	$21,953.00	$21,953.00
3	Slurry Seal Type II	501,694	SY	$1.18	$591,988.92	$1.26	$632,134.44	$1.44	$722,439.36	$1.48	$742,456.95
4	Pavement Marking Paint	1	LS	$25,000.00	$25,000.00	$25,500.00	$25,500.00	$25,500.00	$25,500.00	$26,660.00	$26,660.00
			Total		**$649,560.60**		**$688,434.44**		**$786,939.36**		**$813,711.9**



Washington City
Where Dixie Begins

Washington City GIS
111 North 100 East
Washington City, UT 84780
(435)656-6300

WASHINGTON CITY

2022 Slurry Seal Project - 394,594 sq yrds

Map Created:
January 07, 2022

Total Project:
501,694 sq yrds



Washington City
Where Dixie Begins

Washington City GIS
111 North 100 East
Washington City, UT 84780
(435)656-6300

WASHINGTON CITY

2022 Slurry Seal Project - 107,100 sq yrds

Map Created:
January 07, 2022

Total Project:
501,694 sq yrds

Briefing Document

Description: Budget Amendment for Fiscal Year 2021/2022 (FY2022)

Presenter: Brian Brown

Submitted By: Brian Brown, Finance Department

Recommendation: Staff is proposing a Budget Amendment for the Fiscal Year 2021/2022 (FY2022).

Background Information: After the original budget is approved, it can only be adjusted throughout the fiscal year by a budget amendment. This is the third budget opening for this fiscal year. See the summary of budget amendments below:

	FY 2021/2022	Budget Amendments		
Fund	**Original Budget**	**8/25/21**	**12/8/21**	**2/9/22**
General Fund	25,602,216	26,630,201	27,509,529	27,720,670
RAP Tax Special Revenue	500,000	500,000	500,000	500,000
Foundation	-	-	-	-
Debt Service	380,129	380,129	380,129	380,129
Municipal Building Authority	2,242,533	2,242,533	2,242,533	2,242,533
Coral Canyon S.S.D.	812,112	812,112	812,112	812,112
Capital Projects	13,865,477	13,865,477	13,865,477	14,052,077
Water	16,618,429	16,788,971	17,437,791	17,440,347
Sewer	10,014,028	10,142,576	10,145,500	10,148,056
Power	17,841,919	17,980,084	17,984,836	19,067,892
Irrigation	109,063	110,334	110,334	110,334
Storm Drain	9,824,103	9,922,586	9,924,671	9,924,671
Total Budget	**97,810,009**	**99,375,003**	**100,912,912**	**102,398,821**
Increase/Decrease		**1,564,994**	**1,537,909**	**1,485,909**

This budget opening increases the 12-8-21 budget amendment from $100,912,912 to $102,398,821. This majority of the budget amendment is due to higher power costs and an increase in load, Cemetery Phase 3, and newly requested positions.

Attached is the Fiscal Year 2021/2022 (FY2022) Budget Amendment that is proposed for the 2-9-22 budget opening.

Washington City
Where Dixie Began

Fiscal Year 2021-2022 Budget Admendment

Funds	Original Budget	Admended Budget	Inc/Dec
General Fund	25,602,216	27,720,670	2,118,454
RAP Tax Special Revenue	500,000	500,000	-
Washington City Foundation	-	-	-
Debt Service	380,129	380,129	-
Municipal Building Authority	2,242,533	2,242,533	-
Coral Canyon S.S.D.	812,112	812,112	-
Capital Projects	13,865,477	14,052,077	186,600
Water	16,618,429	17,440,347	821,918
Sewer	10,014,028	10,148,056	134,028
Power	17,841,919	19,067,892	1,225,973
Irrigation	109,063	110,334	1,271
Storm Drain	9,824,103	9,924,671	100,568
Total Budget	**97,810,009**	**102,398,821**	**4,588,812**

Budget Amendment 2-9-2022

Battalion Chief	49,610	1
Public Affairs Officer	48,642	2
Recorder Receptionist	25,557	3
Telegraph Property Property	90,000	4
Cemetery Phase 3	180,000	5
Hurrincane Valley Fire Station	6,600	6
Trailblazer Athletics Sponsorship	5,000	7
Power Cost	1,101,500	8
Power-Gloves	1,500	9
Power-Software	3,000	10
Power-Bucket Truck Savings	-25,500	11
Budget Adjustment on 12-8-21	1,537,909	12
Budget Amendment 8-25-21	1,564,994	13
YTD Budget Amendments	**4,588,812**	

Notes

1 New Hire-Battalion Chief
2 New Hire-Public Affairs Officer
3 New Hire-Recorder Receptionist
4 Telegraph Property Purchase & Repairs
5 Capital Project-Cemetery Phase 3
6 Fire Station 64 Debt Reserve Fund
7 Trailblazer Athletics Sponsorship
8 Power-Higher Power Costs & Increase in Load
9 Power-High Voltage Gloves
10 Power-ArcGis Software
11 Power-Budgeted $200k for a Used Bucket Truck. They negotiated a lower price.
12 Prior Budget Adjustment on 8-25-21
13 Prior Budget Adjustment on 12-8-21

General Ledger
Budget Amendment 2-9-2022
Fiscal Year 2022

Account Number	Description	Original Budget	Current Budget	Amended Budget 2-9-22	Budget Adjustments	Notes
10	**General Fund**					
3320	**Federal Shared Revenue**					
10-33-3320-3320	Federal Shared Revenue	0	0	1,726,385	1,726,385	ARPA Funds
3800	**Contributions & Transfers**					
10-38-3800-3840	Contribution Other Government	0	0	3,000	3,000	Active Transportation Grant
10-38-3800-3890	Use Of Prior Year Fund Balance	-58,028	1,687,285	168,541	-1,518,744	
3870	**Contr From Prvt Source**					
10-38-3870-3870	Contributions Private Sources	0	0	500	500	Mayor's Golf Tournament Sponsor
4111	**Legislative**					
10-41-4111-4110	Salaries/Regular	0	0	10,196	10,196	Public Affairs Officer
10-41-4111-4130	Employee Benefits	16,510	16,635	22,490	5,855	Public Affairs Officer
4131	**City Manager**					
10-41-4131-4110	Salaries/Regular	60,130	81,769	92,274	10,505	Public Affairs Officer
10-41-4131-4130	Employee Benefits	35,428	40,240	46,273	6,033	Public Affairs Officer
4144	**Recorder**					
10-41-4144-4110	Salaries/Regular	91,142	78,030	87,117	9,087	Recorder Receptionist
10-41-4144-4130	Employee Benefits	57,276	46,290	55,094	8,804	Recorder Receptionist
4145	**Attorney**					
10-41-4145-4110	Salaries/Regular	58,824	65,509	75,705	10,196	Public Affairs Officer
10-41-4145-4130	Employee Benefits	32,594	34,333	40,188	5,855	Public Affairs Officer
4150	**Non-Departmental**					
10-41-4150-4645	Donations	1,000	1,000	6,000	5,000	Trailblazer Athletics Sponsorship
10-41-4150-4790	Other Projects	15,000	615,000	705,000	90,000	Telegraph Property Purchase & Repairs
4220	**Fire**					
10-42-4220-4110	Salaries/Regular	1,215,785	1,290,652	1,323,095	32,443	Battalion Chief
10-42-4220-4130	Employee Benefits	794,060	807,509	823,876	16,367	Battalion Chief
10-42-4220-4150	Uniforms	15,200	15,200	16,000	800	Battalion Chief
21	**RAP Tax Special Revenue Fund**					
22-38-3800-3890	Use Of Prior Year Fund Balance	-5,000	-5,000	-18,000	-13,000	
3870	**Contr From Prvt Source**					
22-38-3870-3870	Contributions Private Sources	5,000	5,000	18,000	13,000	Washington City Foundation Contributions
42	**Capital Project Public Safety**					
42-38-3800-3890	Use Of Prior Year Fund Balance	-45,342	-45,342	-38,742	6,600	
4200	**Public Safety**					
42-72-4200-4940	Impact Fee Expense	39,050	39,050	45,650	6,600	Fire Station 64 Debt Reserve Fund
43	**Capital Project Leisure Srvc**					
3800	**Contributions & Transfers**					
43-38-3800-3890	Use Of Prior Year Fund Balance	2,729,132	2,729,132	2,909,132	180,000	
4500	**Parks,Rec & Public Prprty**					
43-73-4500-4704	Cemetery Projects	0	0	180,000	180,000	Capital Project-Cemetery Phase 3
51	**Water**					
3715	**Water Non-operating Rev**					
51-38-3715-3890	Use Of Prior Year Fund Balance	6,436,147	7,255,509	7,258,065	2,556	
5110	**Water Operating Exp**					
51-50-5110-4110	Salaries/Regular	73,785	88,144	89,442	1,298	Recorder Receptionist
51-50-5110-4130	Employee Benefits	60,936	64,746	66,004	1,258	Recorder Receptionist
52	**Sewer**					
3725	**Sewer Non-operating Rev**					
52-38-3725-3890	Use Of Prior Year Fund Balance	7,093,081	7,224,553	7,227,109	2,556	
5210	**Sewer Operating Exp**					
52-52-5210-4110	Salaries/Regular	751,530	836,281	837,579	1,298	Recorder Receptionist

Account Number	Description	Original Budget	Current Budget	Amended Budget 2-9-22	Budget Adjustments	Notes
52-52-5210-4130	Employee Benefits	515,017	561,738	562,996	1,258	Recorder Receptionist
53	**Electric**					
3730	**Elec. Operating Rev**					
53-37-3730-3735	Connection Fees	156,000	156,000	275,000	119,000	Power Connection Fees
3731	**Electric Sales Taxable**					
53-37-3731-3731	Taxable Usage Residential	8,950,000	8,950,000	9,500,000	550,000	
53-37-3731-3741	Taxable Usage Commercial	2,100,000	2,100,000	2,350,000	250,000	
53-37-3731-3744	Taxable Demand Commercial	925,000	925,000	950,000	25,000	
53-38-3735-3890	Use Of Prior Year Fund Balance	1,459,919	1,602,836	1,566,892	-35,944	
3735	**Elec. Non-operating Rev**					
53-39-3735-3910	Impact Fee Revenue	575,000	575,000	750,000	175,000	
5310	**Elec. Operating Exp**					
53-53-5310-4001	System Maintenance	178,500	178,500	210,000	31,500	
53-53-5310-4003	Pool Project	1,250,000	1,250,000	1,400,000	150,000	Power-Higher Power Costs & Increase in Load
53-53-5310-4004	Central/St. George Project	575,000	575,000	600,000	25,000	Power-Higher Power Costs & Increase in Load
53-53-5310-4005	Resource	30,000	30,000	25,000	-5,000	
53-53-5310-4007	Morgan Stanley	3,650,000	3,650,000	4,000,000	350,000	Power-Higher Power Costs & Increase in Load
53-53-5310-4011	Payson Project-Production	1,250,000	1,250,000	1,800,000	550,000	Power-Higher Power Costs & Increase in Load
53-53-5310-4017	Connect Fee Expense	50,000	50,000	65,000	15,000	
53-53-5310-4024	Veyo Waste Heat-Production	85,000	85,000	70,000	-15,000	
53-53-5310-4110	Salaries/Regular	1,438,421	1,543,071	1,544,369	1,298	Recorder Receptionist
53-53-5310-4130	Employee Benefits	868,211	892,828	894,086	1,258	Recorder Receptionist
53-53-5310-4211	Software Subscriptions	500	500	3,500	3,000	Power-ArcGis Software
53-53-5310-4483	Safety-Equip & Training	11,000	11,000	12,500	1,500	Power-High Voltage Gloves
53-53-5350-4740	Capital Equipment Purchase	295,500	295,500	270,000	-25,500	Power-Bucket Truck Saving
Revenue Total		**97,718,676**	**100,820,308**	**102,306,217**		
Expense Total		**97,810,009**	**100,912,912**	**102,398,821**		
Grand Total		**-91,333**	**-92,604**	**-92,604**		

RESOLUTION R2022-XX

A RESOLUTION AMENDING THE WASHINGTON CITY 2021/2022 FISCAL YEAR BUDGET

WHEREAS, the City Council of Washington City, Utah, has adopted a budget for the 2020/2021 Fiscal Year; and

WHEREAS, the City Council has found it necessary to adjust revenues and expenditures for the fiscal year 2021/2022; and

WHEREAS, The Washington City Council held a duly noticed Public Hearing on February 9, 2022, to amend the 2021/2022 Budgets for the funds of Washington City; and

WHEREAS, the City Council has approved the changes to the Budgets.

THEREFORE, BE IT RESOLVED by the City Council of Washington City, Washington, Utah that the following Budgets for the Fiscal Year 2021/2022 were adopted:

FUNDS	**BUDGET**
General Fund	$27,720,670
RAP Tax Special Revenue	$500,000
Foundation	$0
Debt Service	$380,129
Municipal Building Authority	$2,242,533
Coral Canyon S.S.D.	$812,112
Capital Projects	$14,052,077
Water	$17,440,347
Sewer	$10,148,056
Power	$19,067,892
Irrigation	$110,334
Storm Drain	$9,924,671
TOTAL BUDGET	**$102,398,821**

PASSED AND APPROVED, on this 9th day of February 2022.

Washington City

_____

Attest: Kress Staheli, Mayor

_____

Tara Pentz, City Recorder

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	February 9, 2022
ACTION REQUESTED:	Z-21-26 - A request to approve the design and use of the Heritage Place Commercial, a currently PUD-C zoned property of approximately 3.46 acres located at approximately the northwest of Washington Fields Road and Sandia Road (2000 South).
APPLICANT:	Capital D Investments LLC
OWNER:	Same as above
ENGINEER:	Mainline Engineering
REVIEWED BY:	Drew Ellerman, Community Development Director
RECOMMENDATION:	Recommend denial

Background

The applicant is requesting approval of the design/use for their currently PUD-C zoned property which is approximately 3.46 acres in size. The property is located at approximately the northwest corner of Washington Fields Road and Sandia Road (2000 South). The name of this particular portion of the master developed area will be known as Heritage Place Commercial. The property was granted the PUD-C zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-C requires an approved site design before the property can be used as a commercial development. This application is proposing to break the 3.46 acres into three areas of development: with one area proposing a four (4) bay manual car wash, with a two (2) bay vacuum station as well; another area proposing a convenience store with a fueling station island consisting of twelve (12) gas pumps; and lastly, a commercial plaza building consisting of three (3) individual units.

Staff's previous concerns with the proposed use of just building a manual car wash to start and putting off the other portions of the development have been addressed.

Recommendation

The Planning Commission, by a vote of 3-2, recommended denial of Z-21-13, for the specific

site design/use to the already zoned Planned Unit Development - Commercial (PUD-C). The reason for the denial was "although zoning allows a gas station and self-serve car wash, it is not appropriate for this location", this was passed onto the City Council. Base on the following findings and subject to the following conditions:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Commercial Zone.

2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.

3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.

7. All lighting will be directed inward to the project site. No spill-over into the residential developments surrounding the project.

8. Dumpster designs will be block walls with a screen gate(s). Earth tone colors will be used.

9. All signage will be in accordance with the Sign Regulations of the City.

Commissioner Tupou said she believes this would be a great concept.

Commissioner Anderson asked about the swell at the back of the detention basin which is 4 feet. Will there be a retaining wall or where does the basin overflow to?

Jared Bates with Rosenberg and Associates stated the basin will be underground.

Commissioner Hansen asked about the possible trail system.

Mr. Ellerman said the canal company will be responsible for getting the trail inplace.

Attorney Thad Seegmiller said the canal company is working on this and is getting close to resolution.

Commissioner Anderson asked about the entrance being moved to the left, going west to Merrill Road.

Mr. Whitehead said the traffic study stated moving the entrance would not meet City code.

Mr. Ellerman said pushing the entrance would defeat the purpose. The 5-lane road will happen sooner than later. A condition cannot be imposed on a neighboring property. commissioner Anderson asked about the restroom facility.

Mr. Whitehead said the restroom facility will be near the back by the detention basin.

Commissioner Anderson motioned to approve the professional office development located at the northeast corner of Merrill Road and Sandia Road.
Commissioner Bulloch seconded the motion.
Motion passed unanimously.

7. ZONE CHANGE

a. Tabled from December 1, 2021: Public Hearing for consideration and recommendation to City Council a Zone Change request Z-21-26 PUD-C Planned Unit Development- Commercial Design and Use located at Washington Fields Road and 2000 South. Applicant: Darin Snow

Background

Drew Ellerman reviewed the report: This item was tabled at the December 1, 2022 planning commission meeting. The applicant was asked to go back and plan out the entire corner development (not just a portion of it), showing what and where the other

portions of the development would be and how they will look. The applicant was also asked if they would/could consider moving the car wash to the back portion of the development, and not along the street frontage.

The applicant is requesting approval of the design/use for their currently PUD-C zoned property which is approximately 3.46 acres in size. The property is located at approximately the northwest corner of Washington Fields Road and Sandia Road (2000 South). The name of this particular portion of the master developed area will be known as Heritage Place Commercial. The property was granted the PUD-C zoning at an earlier date, with the applicant knowing they would have to come back to the city for the specific design and use approval. The applicant is now wishing to have this proposal reviewed.

The PUD-C requires an approved site design before the property can be used as a commercial development. This application is proposing to break the 3.46 acres into three areas of development: with one area proposing a four (4) bay manual car wash, with a two (2) bay vacuum station as well; another area proposing a convenience store with a fueling station island consisting of twelve (12) gas pumps; and lastly, a commercial plaza building consisting of three (3) individual units.
Staff's previous concerns with the proposed use of just building a manual car wash to start and putting off the other portions of the development have been addressed. Staff supports the current proposal for this project at this location.

Recommendation
Staff recommends that the Planning Commission recommend approval of Z-21-13, for the specific site design/use to the already zoned Planned Unit Development - Commercial (PUD-C) onto the City Council. Base on the following findings and subject to the following conditions:

Findings
1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions
1. The project shall conform to the standards of the PUD - Commercial Zone.

2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.

3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

4. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.

7. All lighting will be directed inward to the project site. No spill-over into the residential developments surrounding the project.

8. Dumpster designs will be block walls with a screen gate(s). Earth tone colors will be used.

9. All signage will be in accordance with the Sign Regulations of the City.

> *Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.*

Commissioner Musso asked about the retail building. The center unit that has a drive thru. How will the drive thru lane go through? It appears there could be double stacking for the lanes. Where will the excess cars go? The buildings are 92 feet in total width and length.

Mr. Ellerman stated that access goes into the development.

Commissioner Musso said it depends on the business making excess traffic.

Commissioner Hansen said the idea is to have the outside lane be a waiting lane for the inside drive thru lane. He also asked Thad Seegmiller about possible car accidents and existing and whose fault it would be?

Mr. Seegmiller said this would be private space and the reports for accidents would fall on insurance companies for the resolution.

Commissioner Hansen asked about the developer having liability for accidents.

Mr. Seegmiller stated no and this is private property so access could be restricted at any time and as long as it meets city standards, then it is in compliance.

Taylor Ricks, the designing engineer, said this design follows other concepts throughout the valley.

Commissioner Musso stated there should be 36 parking spaces for the entire project. He counted out only 22 parking spaces are available.

Mr. Ellerman stated parking spaces are only counted for interior seating areas or a business such as a restaurant. Retail spaces have 1parking space per 1000 square feet. Until knowing exactly what business comes in, it is hard to dial in exactly how many needed spaces for parking. Best case scenario of parking is no more than 22 stalls.

Commissioner Anderson suggested moving the 37 foot entrance up would give more room for the intersection.

Mr. Ricks stated access location was pre-determined by the Heritage Fields PDR.

Commissioner Tupo asked if the gas station and car wash that is proposed to be 24 hour?

Mr. Ellerman said that would be asked to the applicant.

Commissioner Musso asked about making hours of operation a condition of approval?

Commissioner Hansen opened the public hearing. Commission Hansen asked residents to state what they would prefer to the location.

Mary Ann Jones stated a chemical known as Benzene is associated with gas stations. The fuel fumes give out that chemical can lead to physical illnesses. With the gas station proposal, it will be there long term. She feels the proposed location is too close to residences, parks and schools. The emissions will affect everyone nearby and be considered a hazard. She feels businesses that go there should be neighborhood commercial and neighborhood friendly like office buildings. She lives across from the

drive thru areas.

Charles Pakchoian pointed out parking could come through the west entrance and create a problem such as other popular local businesses. The parking is already limited and will need to be used, but the stalls could be blocked like at the other county areas. He would prefer neighborhood commercial businesses.

Lenny Jones stated concern about drainages and emissions. He would like to see smaller office complexes.

Mr. Seegmiller asked for articles the residents have to present to him so they can be included to the City Council.

Don Trotter could not include a public comment via the website. The "truck stop" is located in a residential zone. The gas station idea keeps coming over the years. He feels these are not appropriate for the area and a medical park or smaller business park should be the plan. This should not be part of the Washington City plan for that area. He also said he is asking citizen advice into consideration of the decision.

Ryan Robinson made the points of a right in only entrance and a right out only exit. Is the proposed project different from before?

Commissioner Hansen said the right in/right out is the same aka a "pork chop" entrance and exit.

Mr. Robinson said safety is a constant issue. Traffic is always an issue because of failure to obey speed and traffic constraints. This will add to more traffic congestion. Every other neighborhood will be adversely affected. The ingress is too close to the main road.

Karen Blake lives across the street. Her question is about right in and right out entrance and exiting. When people want to exit left, will that make it necessary to drive around through the drive thru's and come out to go around to go left? It is already busy enough in that area. Left hand turns are already extremely hard and this would make it more difficult.She does not want to look out her window to see the view of this project. She prefers low traffic like a daycare.

Richard Macaluso does not feel this project is appropriate for the area as it is residential. It should be a project that is in a more area that is considered on the outskirts of the city or in a more commercial zone. Pedestrian safety is a major concern. He prefers a neighborhood commercial project.

Deanna Ackerman feels the project is not appropriate for the area. The school bussing has disappeared and school age children are walking without sidewalks. The increased traffic is making more of a safety concern.

Angie Burrows, a resident who lives on 2000 South. She is concerned about the hours of operation for the gas station and the car wash. Her house and at least five other houses would be affected by the gas station lights. She expressed a traffic concern. She would prefer to see smaller businesses that are open office hours and possibly closing at 10:00 pm.

Commissioner Musso Motioned to close the public hearing.
Commissioner Tupou seconded the motion.
Motion passed unanimously.

Commission Hansen asked about an upcoming entrance for the subdivision.

Mr. Ellerman answered yes.

Commissioner Musso stated there could be a traffic flow issue going through a development. The intersections could also provide further problems as well. Gas stations should not be in the middle of a residential zone. He would like to see the traffic study of how many cars travel every day on Washington Fields Road. He would like to see where the fuel tanks will be on the location. He also expressed concern over the building heights. There are already 3 self-serve car washes within a small radius. He feels this is the wrong location and recommends a neighborhood commercial project.

Commissioner Tupou asked about setbacks from property lines.

Mr. Ellerman stated that setbacks are shown on the dotted line and PUD setbacks are 20 feet from property lines.

Commissioner Anderson addressed concerns over lighting, noise and other nuisances. There are also concerns for property owner rights. This is a PUD project, so the architectural compliance should be met. The applicant will be improving their side of the road and there will be sidewalks there, so that pedestrian traffic could be diminished. But the improvement only would go to the end of their project. The layout needs to have a better drive thru plan. A question of how close the upcoming housing project will be?

Mr. Ellerman said there will be a 20 feet distance.

Commissioner Anderson stated he understands the health impact as expressed from emissions. He would recommend to the City Council about increasing the distance to over 300 feet from residential areas. The requirement to come back to the Planning Commission with a more complete idea has been met, but the back side of the buildings need to reflect the back side of the building, with the same type of aesthetics. The roof line of the gas station is better in this presentation. He would prefer to have the columns wrapped in stone. The car wash also looks better than the previous submittal but would like to see the center column raised and stay in allowance with height restrictions. The columns would also need to be wrapped in stone. Water recycling is a concern.

Commissioner Musso asked where signage will be placed.

Jared Wiggins ofReflect Architecture, said the signage will be a separate permit.

Commissioner Anderson said signage and his suggestions be made a condition of approval.

Bronson Bundy, co-property owner, stated the used water is pumped out with sump pumping. Water usage would be a re-use type of water.

Commission Anderson asked about hours of operation.

Mr. Bundy said limited hours with typical closing at 10:00-11:00 pm. Even with other locations of car washes that are 24- hour, traffic decreases significantly late at night. He suggested the capability to shut water systems off at night or cones in place at the least to prevent access.

Darrin Snow, co-property owner, stated regarding the pumps and explained possibly putting stacked pumps or one single pump lane per bay. The pumps would stay open after business hours. The gas tanks would go as close to the canopy as possible. That does not start the EPA and other approval process until after the city approves. There are leaks detection safeguards with regards to modern day fuel emissions and gas tanks. He is not opposed to reducing to four or three pumps across under the canopy. Commissioner Bulloch asked about lighting. Will the lights dim after close of business hours or low lighting possibility?

Mr. Higgins said there are regulations for lighting per the PUD. The pole lighting can also be addressed to be dimmer.

Commissioner Anderson asked for a better lighting plan or measures including low lighting or dimming. Also noting signage and lighting is important.

Commissioner Bulloch if there is a lighting permit for the building that will be separate? Low lighting or no channel sign lighting is preferable.

Mr. Ellerman stated signage in general is legitimate but needing to clarify on specifically what the Planning Commission is looking for. This is a PUD and monument signs can be the recommendation and not allow a pole sign.

Mr. Bundy said there will not be any pole signs for the gas station. Other designs with similar concepts within the valley are working well. Every standard is being followed. A complete site plan will be brought in at a later time after approval.

Commissioner Tupou asked about how to get the tanks as close to the canopy with "pork chop" entry and exit works. How often is the auto detected system for leaks done?

Mr. Bundy said the exit happens on the other side. The detection system is done daily and specifications are constantly done for any fail safes but will check into state requirements. He will also get more information from Fuel Tech; who would be installing tanks.

Commission Hansen is in favor of a gas station located in Stucki Farms and surrounding areas.

Mr. Ellerman said that the intent is still to have gas stations in Stucki Farms at the proposed RV park.

Commissioner Hansen referenced Taco Bell on Telegraph St and feels like the lighting there would work for this project. The faux wall looks nice for signage and lighting. The vacuum noise of the car washes needs to also be addressed at some point.

Commissioner Anderson stated a property owner has property rights. The applicant was asked to come back, which they did and have a more detailed plan in place. Their right to develop property is that. The nuisance issue for the neighbors is understandable. The hours of operation should only be 6:00 am-10:00 pm, no lighting on the signs that are facing the streets, no pole signage. A sign plan needs to be submitted with specific requirements. Architectural changes should also be addressed and put into the City Council recommendation. An allowance for reduced landscaping to City Council for a wider turn area. Further details for improvement should be included. Moving forward with the motion, is it appropriate to recommend approval with a long list

or recommend denial because of the long list of conditions of approval.
Mr. Seegmiller suggested a preparation agreement be developed for design specifics as addressed by Mr. Anderson. A landscape exception would be appropriate. The City Council will look at the list of requirements developed and would be taken into consideration.

Commissioner Mssso asked about the parking and stacking.

Mr. Higgins said typically cities allow six cars in the lane, but there is not a way to determine which business specifically goes into a complex at this time.

Mr. Henke is asking for stacking parking typically but would be in the 5-10 range.

Commission Hansen mentioned a recommendation to reduce the size of the gas station. Parking stacking needs to be one more component for this project. This may not be the best place for a gas station. He would suggest denial.

Commission Adnerson asked about car stacking alternatives.

Mr. Bundy said that a 25 stacking parking lot is not feasible. Requirements to have tenants in place yet are not appropriate Property rights are still applicable.

Commissioner Bulloch asked if a Conditional Use Permit will be applicable?

Mr. Ellerman said a CUP is not applicable. You are seeing aesthetics and parking. This is a PUD and everything is included in the product finish. Only if the building itself is changed is when a Conditional Use Permit is required.

Mr. Anderson told the property owner there is reasoning of why to drill down all the requirements so they do not come back at a later time.

Mr. Seegmiller says there are examples all around the valley but there is not a specific car stacking policy.

Commission Anderson mentioned other businesses in the valley that have two drive thru lanes but it eliminates a drive thru lane for other restaurant businesses and makes them dine in only. Does that get addressed now or later?

Mr. Seegmiller said that requirement could be a recommendation for approval.

Mr. Ellerman's suggestion addressing low volume and high volume businesses is not suggested. It would not be arbitrary and capricious.

Taylor Ricks said city ordinance does specify a specific number of cars. The only consideration would be its impact right of way. It is private property.

Commissioner Musso motioned to deny Z-21-26 based on, although zoning allows a gas station and self serve car wash is not appropriate for this location. Parking is a concern as well as signage, and traffic concerns.
Commissioner Tupou seconded the motion of denial.
Commission Bulloch- Nay.
Commissioner Musso- Aye.
Commision Anderson- Nay due to more detail needed in the motion to deny
Commission Tupou- Aye.
Commission Hansen- Aye
Motion passed 3-2 in favor of denial.

Mr. Ellerman mentioned at the City Council meeting the public hearing would be applicable for this.

Recessed at 9:06 pm.
Reconvened at 9:15 pm.

8. GENERAL PLAN AMENDMENT

a. Public Hearing for consideration and recommendation to City council a General Plan Amendment G-22-01 to change from Medium High Density to High Density located approximately Bella Vista Drive and Desert Cactus Drive. Applicant: Wasatch Acquisitions

Public comment for this item will be accepted at: washingtoncity.org/meetings, until 4:30 the day before the meeting. After that time only in person comments will be taken.

Background
Drew Ellerman reviewed the report: The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately the northeast corner of Bella Vista Drive and Desert Cactus Drive. The requested area covers approximately 13.78 acres. The current Land Use designation is Medium High Density Residential (MHD). The applicant is seeking approval to have the Land Use designation changed to High Density Residential (HD) for the possibility to develop the area into a future multi-family residential project.

Z-21-26 Changes that were made and incorporated into revised plan include

- Added site signage
- Added photometric plan to depict lighting impacts and reduced the number of pole-mounted area lights
- Added additional rock facade and awnings to buildings to improve aesthetics
- Added a westbound right turn lane on Sandia Road
- Added right-in/right-out porkchop island on Washington Fields Road
- Displayed queuing in drive-thru lanes to demonstrate capacity (also see comparative analysis of other existing drive-thru restaurants in/near Washington City)


Gas Station
Car Wash
REFLECT
ARCHITECTURE


Tenant #3
Tenant #2
Tenant #1
Gas Station
DO NOT BLOCK
REFLECT
ARCHITECTURE


Tenant #1
Car Wash
Gas Station
Gas Station
STOP
REFLECT
ARCHITECTURE


Tenant #3
Tenant #3
Tenant #2
Tenant #1
Heritage Place
REFLECT
ARCHITECTURE

REFLECT
ARCHITECTURE

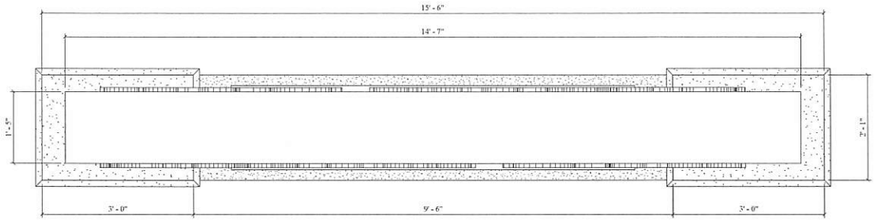



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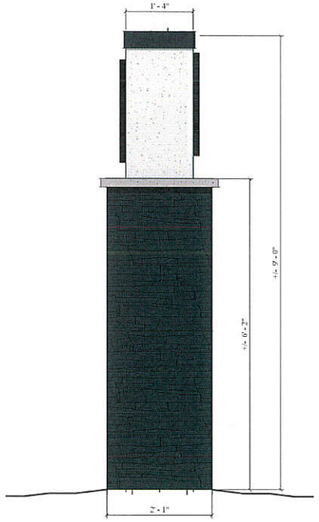


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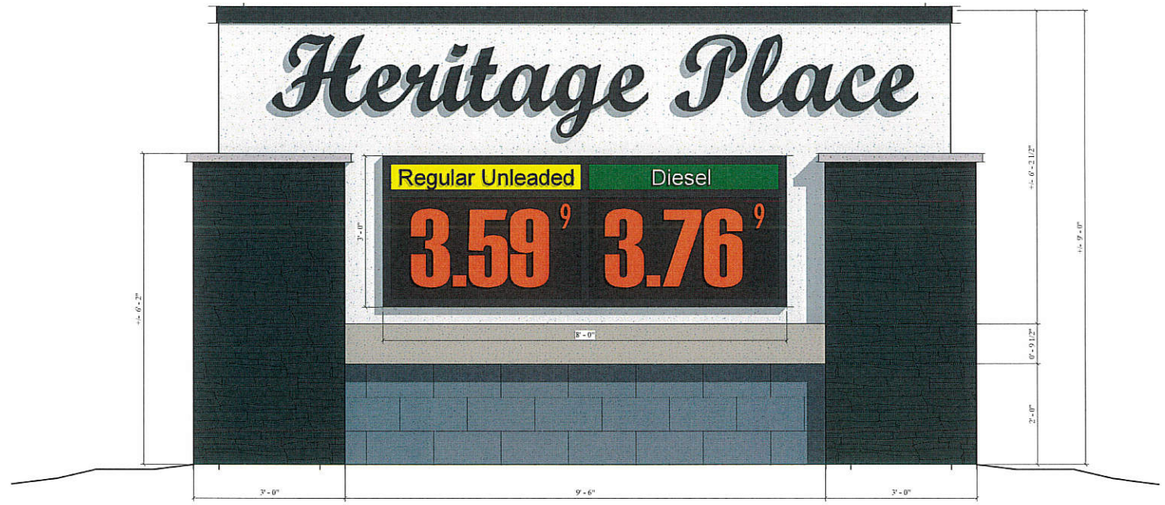

Gas Station
Heritage Place
Regular Unleaded
Diesel
3.59⁹
3.76⁹
REFLECT
ARCHITECTURE



MONUMENT SIGN - FLOOR PLAN
3/4" = 1'-0"



MONUMENT SIGN - SIDE ELEVATION
3/4" = 1'-0"



MONUMENT SIGN - FRONT ELEVATION
3/4" = 1'-0"

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MONUMENT SIGN PLAN & ELEVATIONS

REVISION DATES:
1/22/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 3/4" = 1'-0"

A500

HERITAGE PLACE COMMERCIAL
SITE PLAN

HERITAGE PLACE PD

SETBACK LINE TYP.

DETENTION/ RETENTION BASIN

DUMPSTER ENCLOSURE

VACUUM STATION

WASH BAY

WASH BAY

CONTROL ROOM

WASH BAY

WASH BAY

FUEL TRUCK DRIVE PATH

12 PUMP FUEL ISLAND

5' SIDEWALK

WASHINGTON FIELDS ROAD

PARKING LOT LIGHT TYP.

RIGHT TURN POCKET

ONE WAY

CONVENIENCE STORE 4,400 SF

DRIVE THRU 1,800 SF

DRIVE THRU 1,800 SF

DRIVE THRU 1,800 SF

DUMPSTER ENCLOSURE

DETENTION/ RETENTION BASIN

SITE SIGN (INFORMATION)

5' SIDEWALK

2000 SOUTH STREET

4-WAY ELECTRICAL VAULT

DO NOT BLOCK

COM BOX

SITE DATA	
DATA TYPE	VALUE
ZONING	PUD-C
GENERAL PLAN	NCOM (COMMERCIAL)
GENERAL AREA	150,718 SQ FT / 3.46 AC (TOTAL) 26,375 SQ FT / 17.5% (PERVIOUS) 124,343 SQ FT / 82.5% (IMPERVIOUS)
LANDSCAPE AREA	26,375 SQ FT / 17.5% (OF TOTAL)
TOTAL BUILDING AREA	22,200 SQ FT
BUILDING USE	COMMERCIAL
PARKING SPACES	53 SPACES (4 ADA) REQUIRED 72 SPACES (4 ADA) PROVIDED
BUILDING SETBACK REQUIREMENTS	FRONT AND STREET SIDE: 25' SIDE & BACK: 20'
BUILDING HEIGHTS	< 35"
FIRE SPRINKLERS	NON-SPRINKLED

LEGEND

- LANDSCAPE AREA
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- JOINT UTILITY TRENCH

Know what's below. Call before you dig.

GRAPHIC SCALE
20 0 20 40
(IN FEET)

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CAPITAL D INVESTMENTS, LLC
PARCEL: W-5-2-26-134
DARIN SNOW
1538 W 3780 S
ST. GEORGE, UT 84790

PROFESSIONAL ENGINEER

DRAWN BY	TAR
CHECKED BY	PBG
DATE	1/25/22

PROJECT	HERITAGE PLACE COMMERCIAL		
CLIENT PROJ. #	N/A	MAINLINE PROJ. #	21-013
SHEET NAME	SITE PLAN		

SHEET EXHIBIT

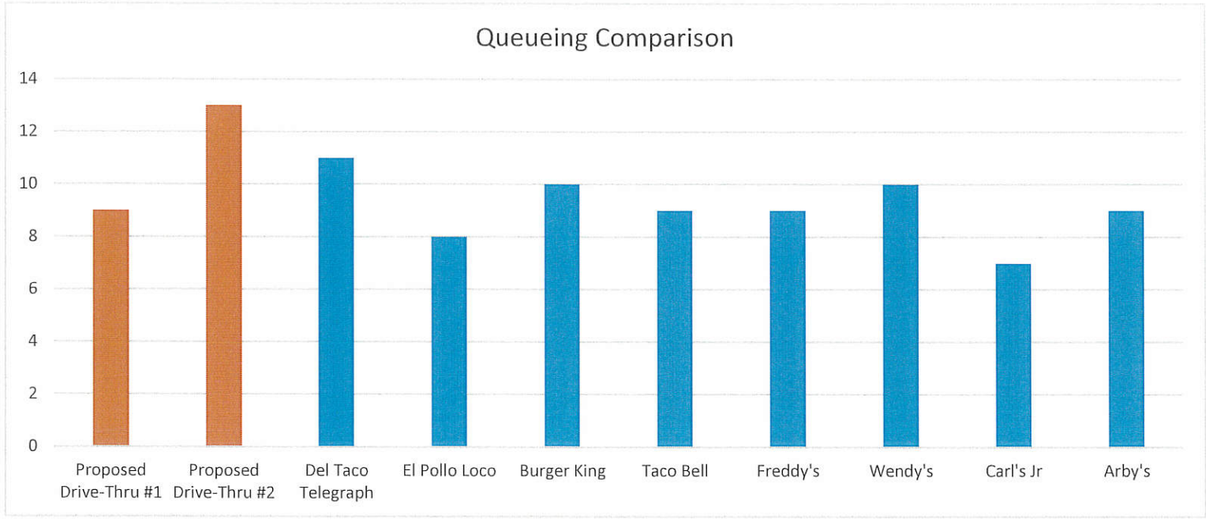
P:\2021\21-013 - Bundy - Sandia Commercial\Exhibits\Heritage_Place_Comm_Concept_Layout.dwg Jan 25, 2022 - 8:37am

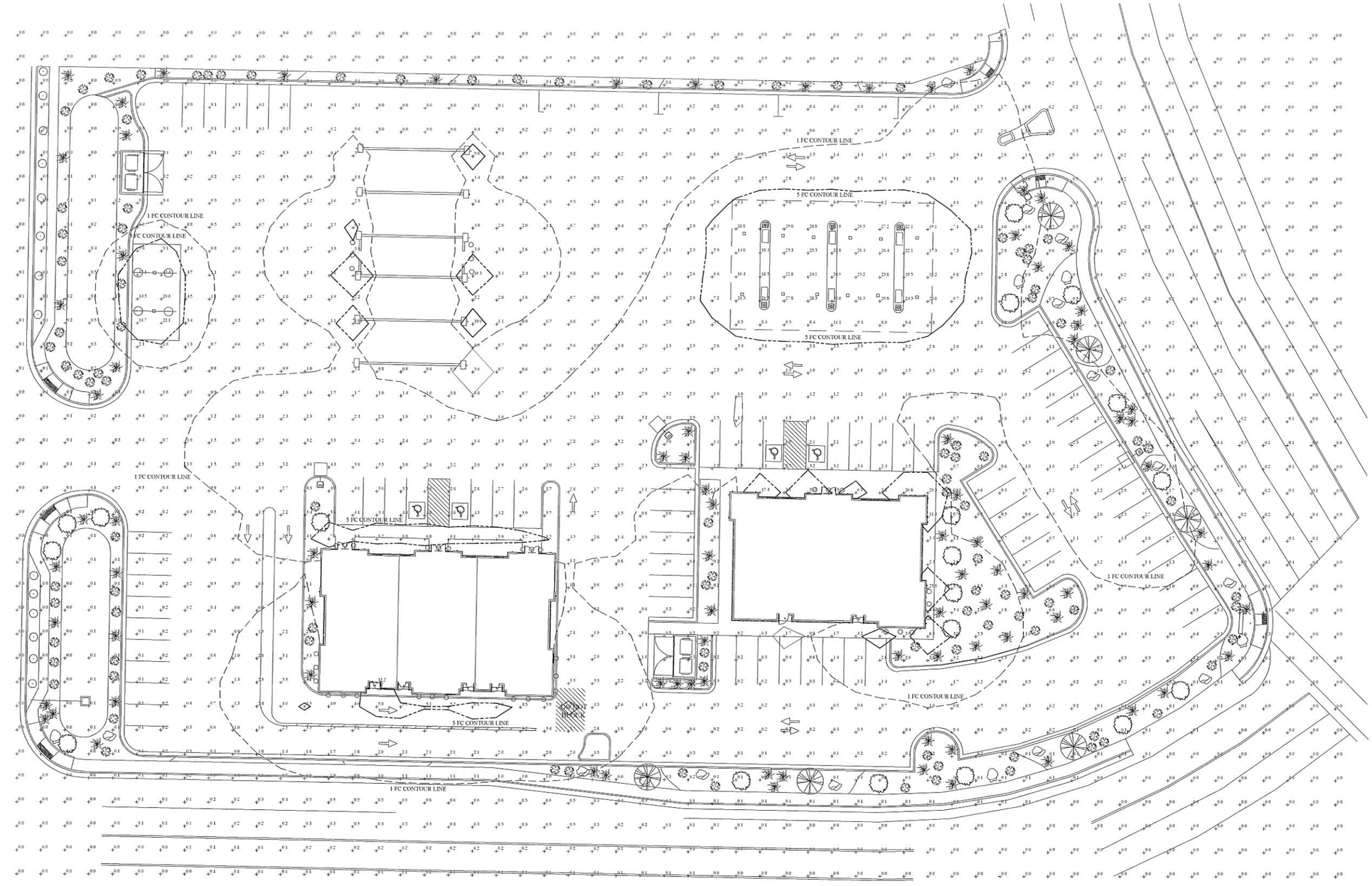
Heritage Place Commercial

Drive-Thru Queueing Comparison

Location	Queuing Length*	Estimated # of Cars
Proposed Drive-Thru #1	165	9
Proposed Drive-Thru #2	235	13
Del Taco Telegraph	195	11
El Pollo Loco	145	8
Burger King	190	10
Taco Bell	165	9
Freddy's	165	9
Wendy's	185	10
Carl's Jr	115	7
Arby's	160	9

*Before parking is blocked





PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

NOTES:
1. ALL LIGHTING IS FULL CUT-OFF
2. AVERAGE PROPERTY FOOT CANDLES = 2.22 FC
3. MAXIMUM FOOT CANDLES = 32.48 FC
4. NOT MORE THAN 1 FC CANDLE CROSSES PROPERTIES LINES, SEE 1 FOOT CANDLE CONTOUR LINE. (5 FOOT CANDLE CONTOUR LINE ALSO SHOWN ON PLAN)

N

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PHOTOMETRIC PLAN

REVISION DATES:
1/22/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED:
SCALE: 1" = 20'-0"

A600



CARWASH - FRONT ELEVATION
1/4" = 1'-0"



CARWASH - RIGHT ELEVATION
1/4" = 1'-0"

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CARWASH BUILDING ELEVATIONS

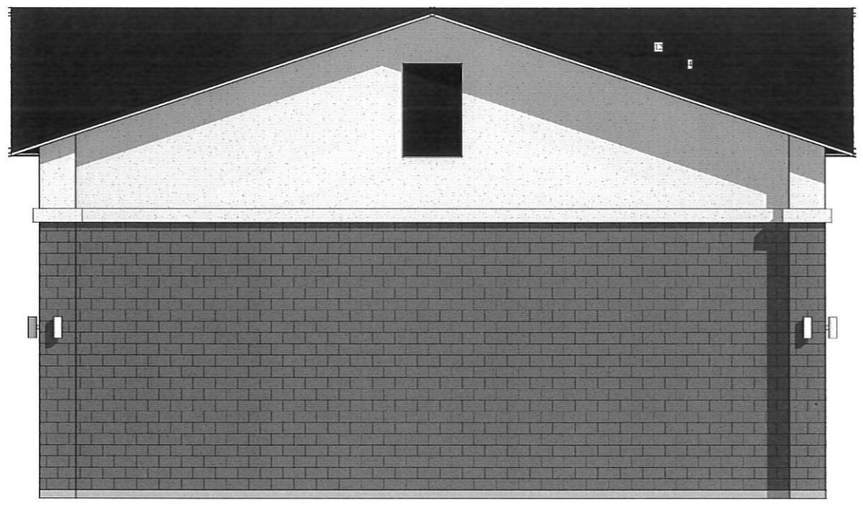
REVISION DATES:
1/22/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A101



CARWASH - REAR ELEVATION
1/4" = 1'-0"



CARWASH - LEFT ELEVATION
1/4" = 1'-0"

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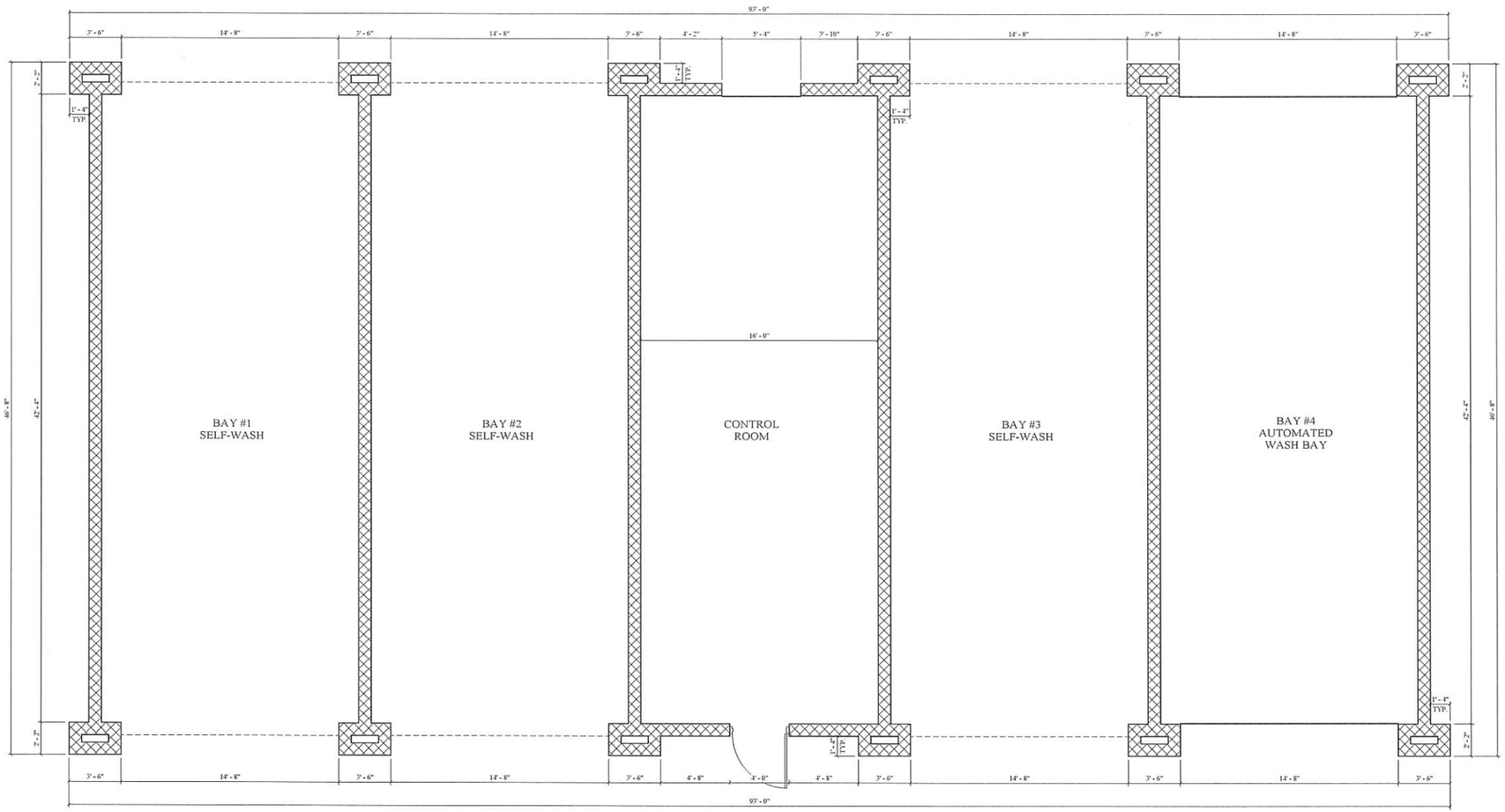
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CARWASH BUILDING ELEVATIONS

REVISION DATES:
1/22/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A102



CARWASH - FLOOR PLAN
1/4" = 1'-0"

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CARWASH FLOOR PLAN

REVISION DATES:
1/22/2022

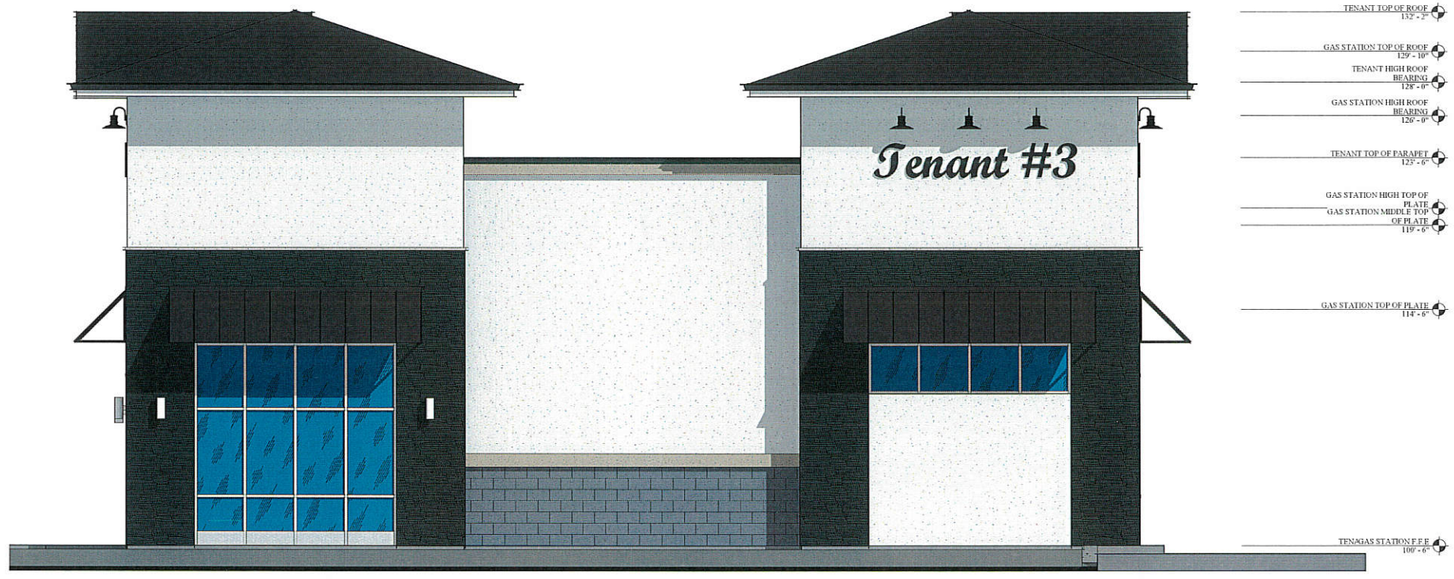
JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A100



TENANT TOP OF ROOF 132' - 2"
TENANT HIGH ROOF BEARING 128' - 0"
TENANT TOP OF PARAPET 125' - 6"
TENANT TOP OF PLATE 114' - 6"
TENANT BUILDING F.F.E 100' - 6"

TENANT BLDG - FRONT ELEVATION
1/4" = 1'-0"



TENANT TOP OF ROOF 132' - 2"
GAS STATION TOP OF ROOF 129' - 10"
TENANT HIGH ROOF BEARING 128' - 0"
GAS STATION HIGH ROOF BEARING 126' - 0"
TENANT TOP OF PARAPET 125' - 6"
GAS STATION HIGH TOP OF PLATE
GAS STATION MIDDLE TOP OF PLATE 119' - 6"
GAS STATION TOP OF PLATE 114' - 6"
TENAGAS STATION F.F.E 100' - 6"

TENANT BLDG - RIGHT ELEVATION
1/4" = 1'-0"

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TENANT BLDG ELEVATIONS

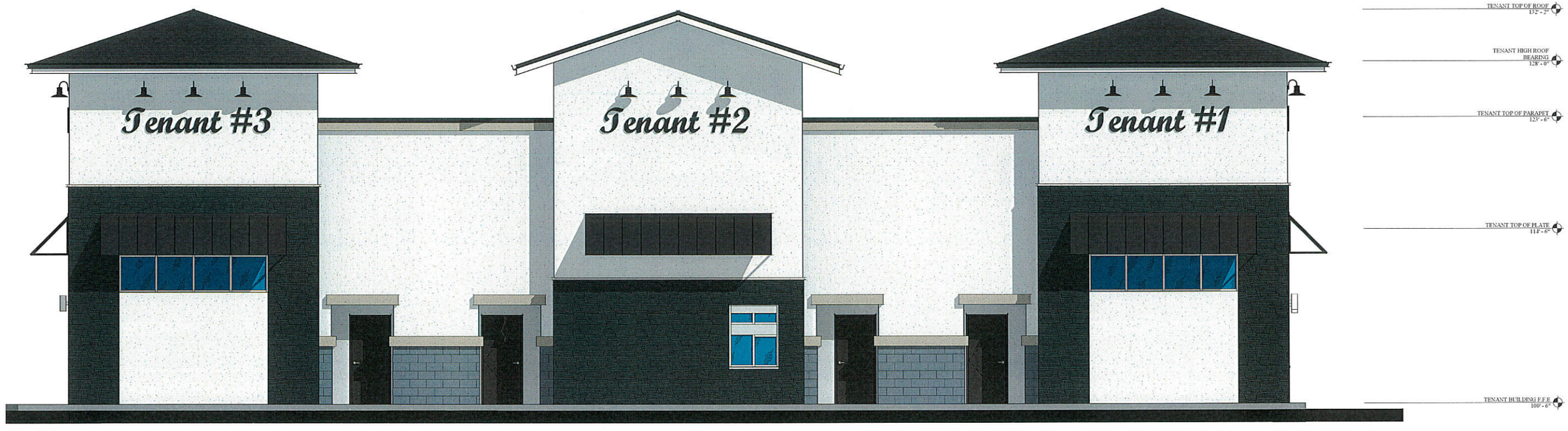
REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A201



TENANT BLDG - LEFT LEVATION
1/4" = 1'-0"



TENANT BLDG - REAR ELEVATION
1/4" = 1'-0"

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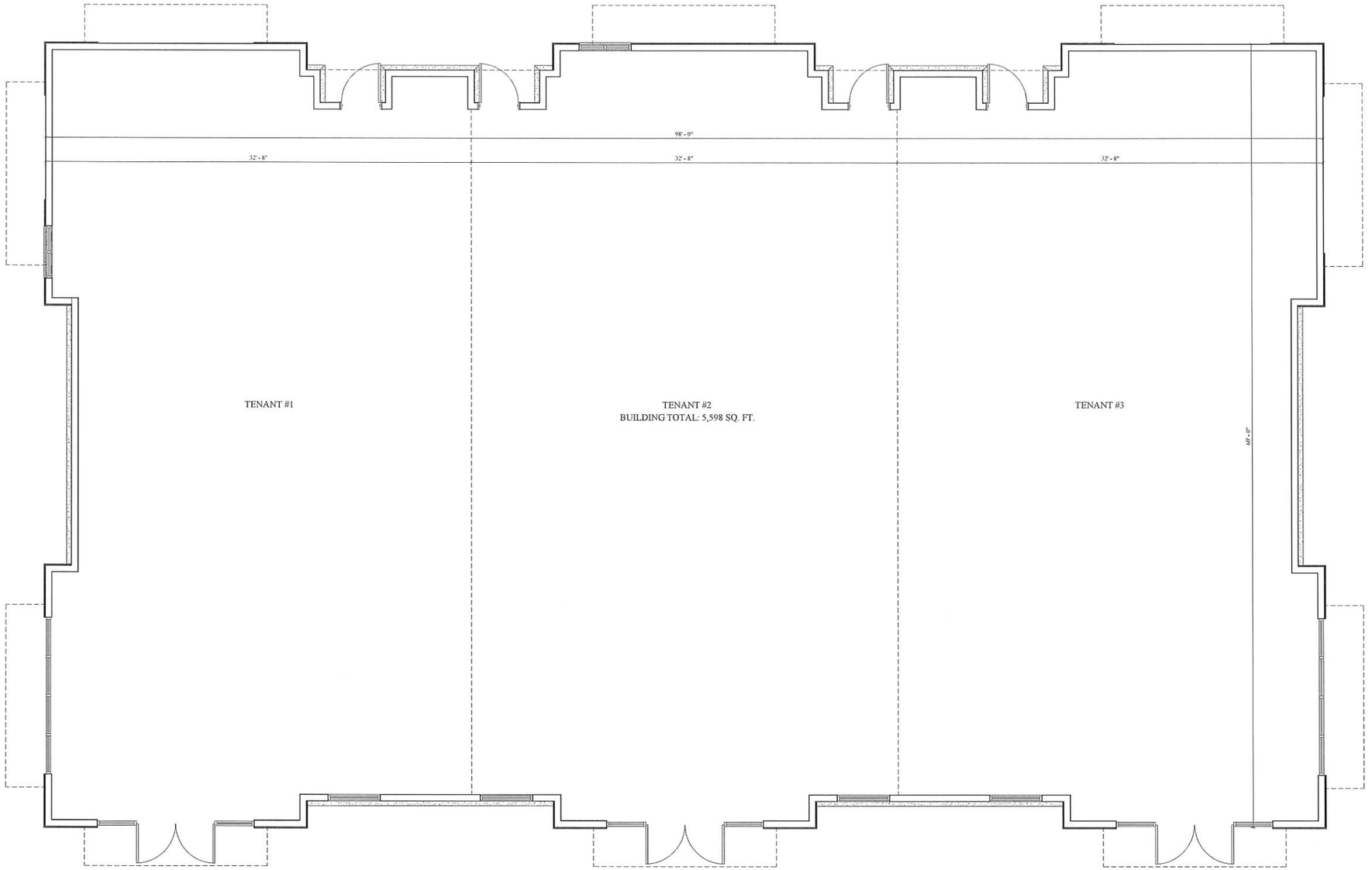
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TENANT BLDG ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A202



TENANT BLDG - FLOOR PLAN
1/4" = 1'-0"

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TENANT BLDG FLOOR PLAN

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A200



GAS STATION - FRONT ELEVATION
1/4" = 1'-0"

GAS STATION - RIGHT ELEVATION
1/4" = 1'-0"

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GAS STATION ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A301



GAS STATION - LEFT LEVATION
1/4" = 1'-0"



GAS STATION - REAR ELEVATION
1/4" = 1'-0"

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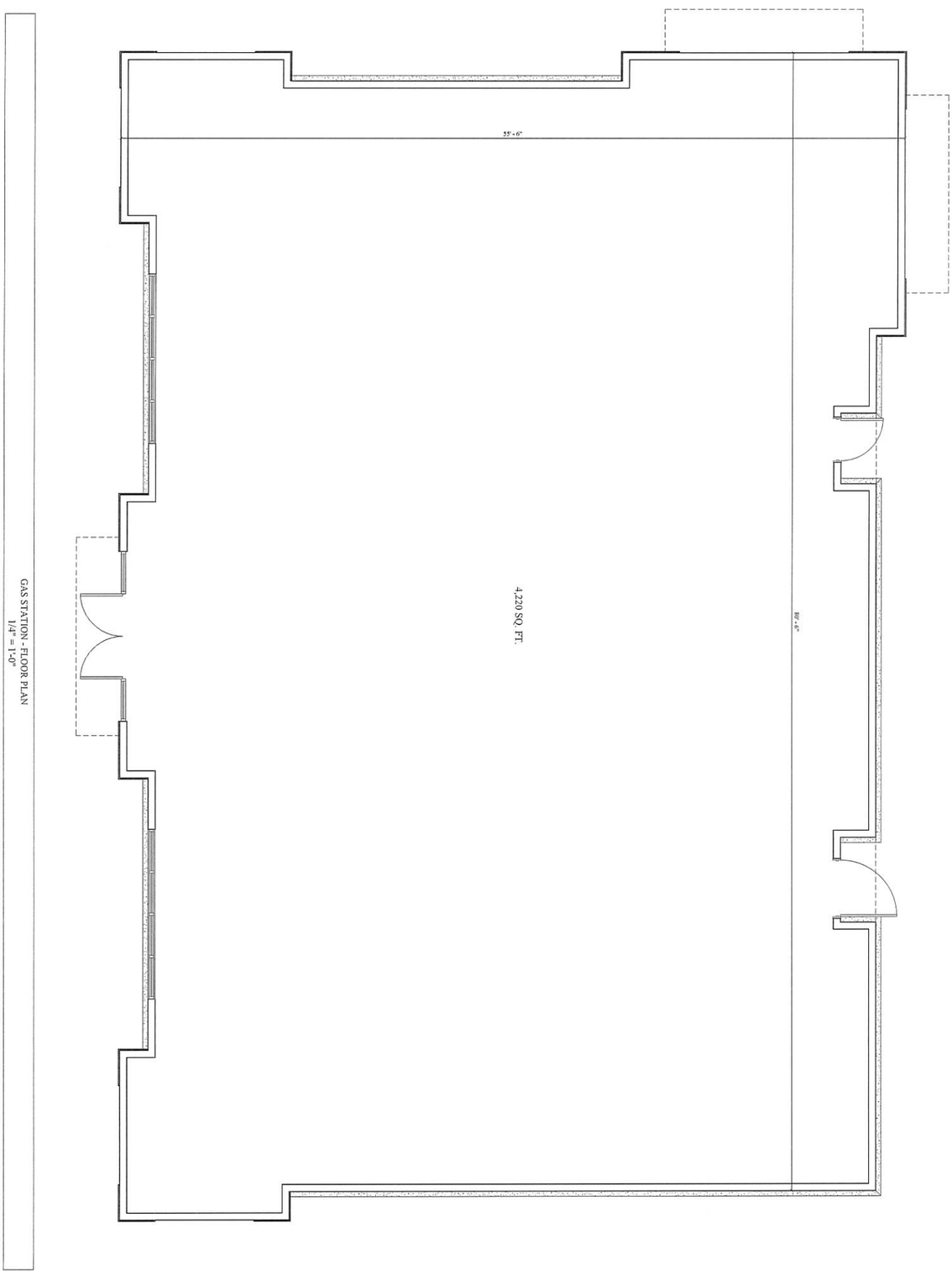
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GAS STATION ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A302



A300

JOB NO: 21035
DRAWN: D.E.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

REVISION DATES:
1/11/2022

GAS STATION FLOOR PLAN

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WASHINGTON, UTAH 84780

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FUEL CANOPY - FRONT ELEVATION
1/4" = 1'-0"

FUEL CANOPY - RIGHT ELEVATION
1/4" = 1'-0"

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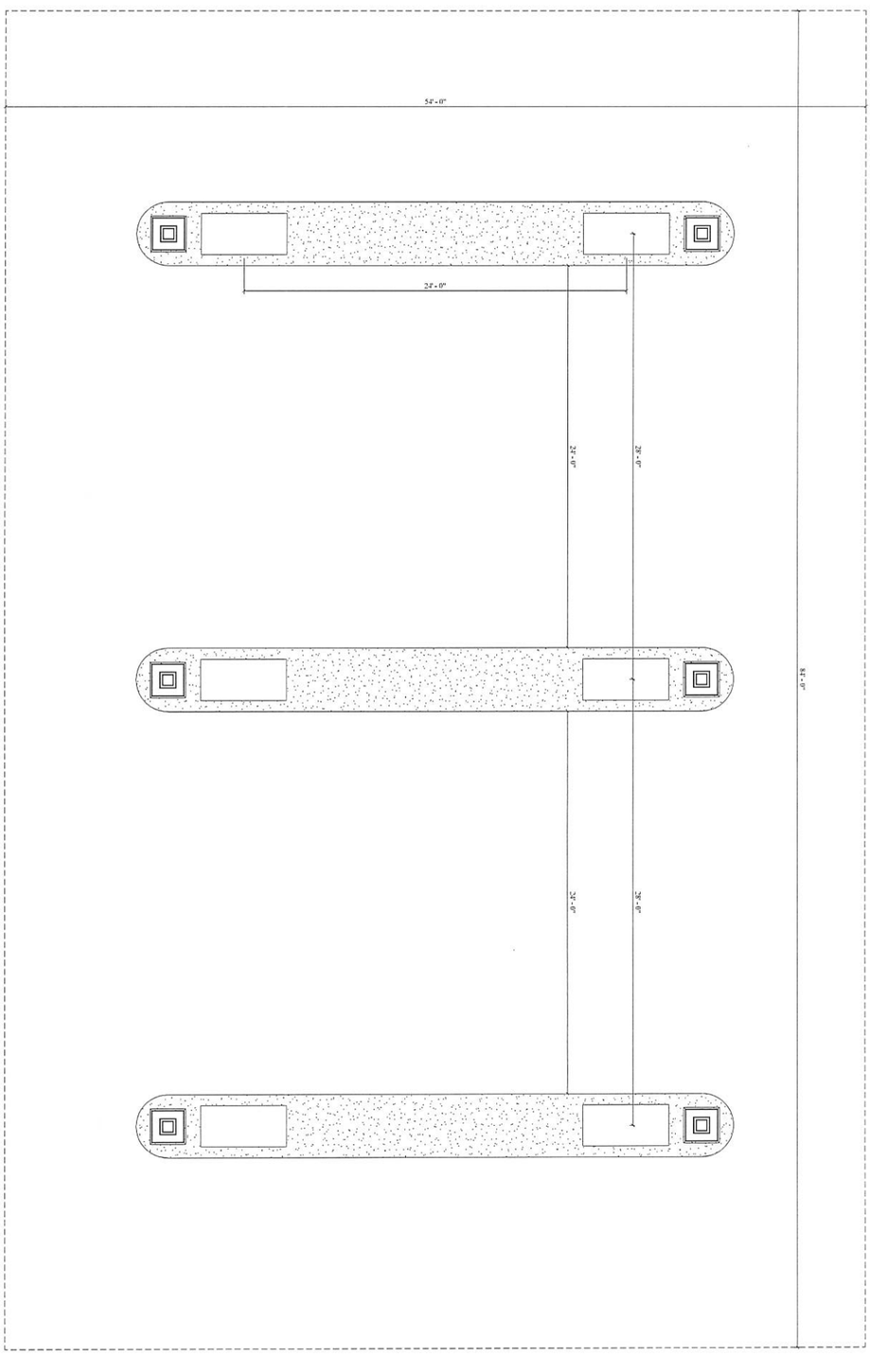
HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

FUEL CANOPY ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A401



FUEL CANOPY - FLOOR PLAN
1/4" = 1'-0"

A400

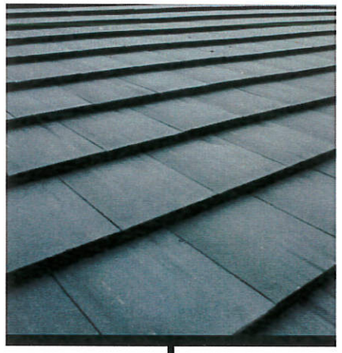
JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

REVISION DATES:
1/1/2022

FUEL CANOPY FLOOR PLAN

HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

REFLECT ARCHITECTURE
435-525-1448
reflectarchitecture@gmail.com



Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



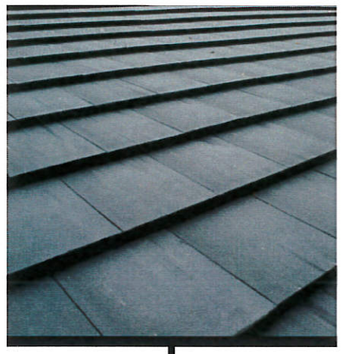
CMU, 10x8x16 Block
Sunroc
Split Face
Black



CARWASH - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



CMU, 10x8x16 Block
(Facing Only)
Sunroc
Split Face
Black

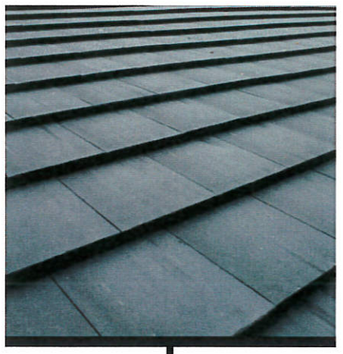




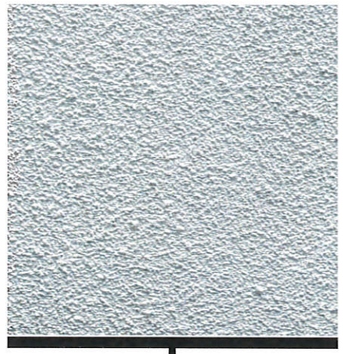
FUEL CANOPY - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

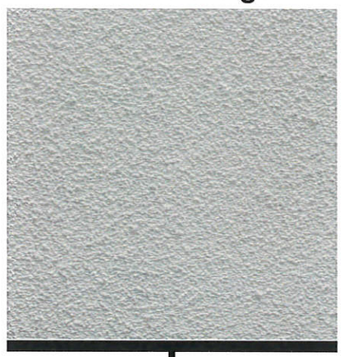
Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



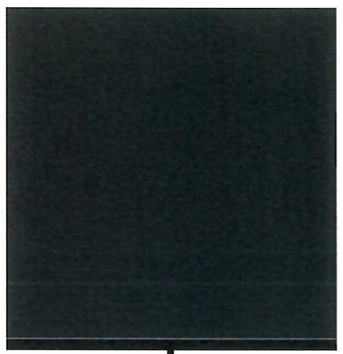
Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 6073
Perfect Greige



Steel
Powder Coated
Sherwin Williams
SW 6992
Inkwell



CMU, 10x8x16 Block
(Facing Only)
Sunroc
Split Face
Black



Stone Veneer
Culture Stone
Pro-Fit
Alpine Ledgestone
Black Mountain





GAS STATION - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

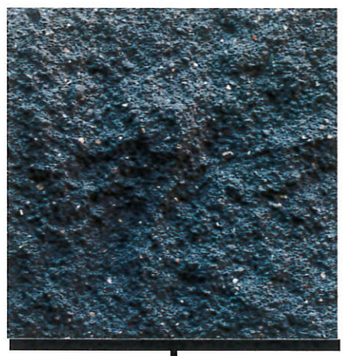
Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 6073
Perfect Greige



CMU, 10x8x16 Block
(Facing Only)
Sunroc
Split Face
Black



Stone Veneer
Culture Stone
Pro-Fit
Alpine Ledgestone
Black Mountain

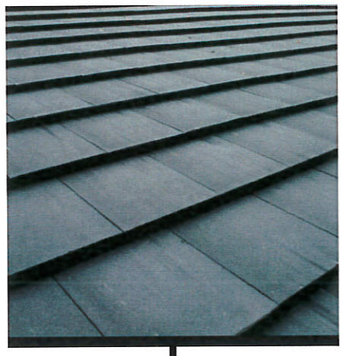




MONUMENT SIGN - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

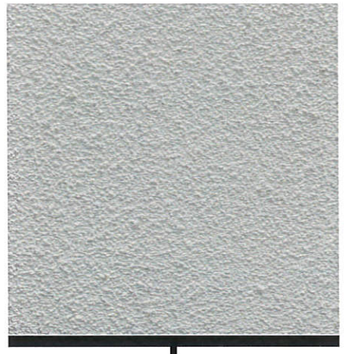
Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



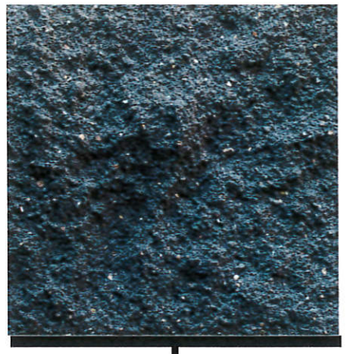
Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 6073
Perfect Greige



CMU, 10x8x16 Block
(Facing Only)
Sunroc
Split Face
Black



Stone Veneer
Culture Stone
Pro-Fit
Alpine Ledgestone
Black Mountain



Steel
Powder Coated
Sherwin Williams
SW 6992
Inkwell

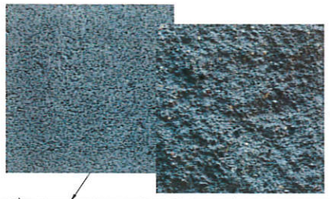




TENANT BUILDING - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

HERITAGE PLACE COMMERCIAL
LANDSCAPE PLAN



CHARCOAL GRAY CMU PRIVACY WALL WITH HONED OR SPLIT FACE BAND



BASALT BOULDER

GRAPHIC SCALE
20 0 20 40
(IN FEET)

N

LEGEND

- ROCK MULCH TYPE 1 2" - 4" - "BASALT"
- ROCK MULCH TYPE 2 1/2" MINUS CHAT - "WHITE OR GOLD RUSH"
- CHITALPA OR SIMILAR DESERT TREE
- LITTLE LEAF ASH
- REGAL MIST MUHLY GRASS
- GERMANDER
- AUTUMN SAGE
- BOULDERS - RED SANDSTONE
- BOULDERS - BASALT

DUMPSTER ENCLOSURE

DETENTION/ RETENTION BASIN

VACUUM STATION

WASH BAY

WASH BAY

CONTROL ROOM

WASH BAY

WASH BAY

BLACK POWDER COATED FULL CUTOFF AREA LUMINAIRE

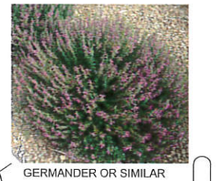
12 PUMP FUEL ISLAND

1/2" MINUS CHAT WHITE OR GOLD RUSH



CHITALPA OR SIMILAR

WASHINGTON FIELDS ROAD



GERMANDER OR SIMILAR

DRIVE THRU 1,800 SF

DRIVE THRU 1,800 SF

DRIVE THRU 1,800 SF

CONVENIENCE STORE 4,400 SF

DUMPSTER ENCLOSURE

DETENTION/ RETENTION BASIN

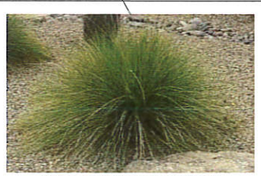
2000 SOUTH STREET



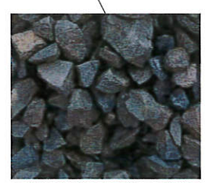
RED SANDSTONE BOULDER



AUTUMN SAGE OR SIMILAR



REGAL MIST OR SIMILAR GRASS



2"-4" BASALT GROUND COVER



LITTLE LEAF ASH OR SIMILAR

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CAPITAL D INVESTMENTS, LLC
PARCEL: W-5-2-35-134
DARIN SNOW
1538 W 3760 S
ST. GEORGE, UT 84790

DRAWN BY: TAR
CHECKED BY: PBG
DATE: 1/25/22

PROFESSIONAL ENGINEER

PROJECT: HERITAGE PLACE COMMERCIAL
CLIENT PROJ. #: N/A
MAINLINE PROJ. #: 21-013
SHEET NAME: LANDSCAPE PLAN
SHEET: EXHIBIT

P:\2021\21-013 - Bundy - Sandia Commercial\Exhibits\Heritage_Place_Comm_Concept_Landscaping.dwg Jan 25, 2022 - 8:33am

HERITAGE PLACE COMMERCIAL
SITE PLAN

HERITAGE PLACE PD

SETBACK LINE TYP.

DETENTION/ RETENTION BASIN

DUMPSTER ENCLOSURE

VACUUM STATION

WASH BAY

WASH BAY

CONTROL ROOM

WASH BAY

WASH BAY

93±'

110±'

46.7'

84.0'

12 PUMP FUEL ISLAND

52.0'

5' SIDEWALK

PARKING LOT LIGHT TYP.

WASHINGTON FIELDS ROAD

RIGHT TURN POCKET

SITE SIGN (INFORMATION)

DRIVE THRU

DRIVE THRU

ONE WAY

90.0'

DRIVE THRU 1,800 SF

DRIVE THRU 1,800 SF

DRIVE THRU 1,800 SF

38.0'

55.0'

60.0'

DETENTION/ RETENTION BASIN

DUMPSTER ENCLOSURE

DO NOT BLOCK

CONVENIENCE STORE 4,400 SF

55.0'

80.0'

5' SIDEWALK

2000 SOUTH STREET

4-WAY ELECTRICAL VAULT

COM BOX

R/W

-2.85%

-2.90%

-3.23%

-5.02%

-2.65%

SITE DATA	
DATA TYPE	VALUE
ZONING	PUD-C
GENERAL PLAN	NCOM (COMMERCIAL)
GENERAL AREA	150,718 SQ FT / 3.46 AC (TOTAL) 26,375 SQ FT / 17.5% (PERVIOUS) 124,343 SQ FT / 82.5% (IMPERVIOUS)
LANDSCAPE AREA	26,375 SQ FT / 17.5% (OF TOTAL)
TOTAL BUILDING AREA	22,200 SQ FT
BUILDING USE	COMMERCIAL
PARKING SPACES	53 SPACES (4 ADA) REQUIRED 72 SPACES (4 ADA) PROVIDED
BUILDING SETBACK REQUIREMENTS	FRONT AND STREET SIDE: 25' SIDE & BACK: 20'
BUILDING HEIGHTS	< 35"
FIRE SPRINKLERS	NON-SPRINKLED

LEGEND

- LANDSCAPE AREA
- PROPOSED WATERLINE
- PROPOSED SEWER LINE
- PROPOSED GAS LINE
- JOINT UTILITY TRENCH

Know what's below. Call before you dig.

GRAPHIC SCALE
20 0 20 40
(IN FEET)

N

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING
2174 EAST MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

CAPITAL D INVESTMENTS, LLC
PARCEL #: SG-2-26-154
DARIN SNOW
1538 W 3780 S
ST. GEORGE, UT 84790

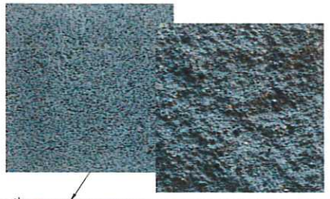
PROFESSIONAL ENGINEER

DRAWN BY: TAR
CHECKED BY: PBG
DATE: 1/10/22

PROJECT: HERITAGE PLACE COMMERCIAL
CLIENT PROJ. #: N/A
MAINLINE PROJ. #: 21-013
SHEET NAME: SITE PLAN
SHEET: EXHIBIT

P:\2021\21-013 - Burdy - Sandia Commercial\Exhibits\Heritage_Place_Comm_Concept_Layout.dwg Jan 10, 2022 - 9:08am

HERITAGE PLACE COMMERCIAL
LANDSCAPE PLAN



CHARCOAL GRAY CMU PRIVACY WALL WITH HONED OR SPLIT FACE BAND



BASALT BOULDER

GRAPHIC SCALE
20 0 20 40
(IN FEET)

N

LEGEND
- ROCK MULCH TYPE 1 2" - 4" - "BASALT"
- ROCK MULCH TYPE 2 1/2" MINUS CHAT - "WHITE OR GOLD RUSH"
- CHITALPA OR SIMILAR DESERT TREE
- LITTLE LEAF ASH
- REGAL MIST MUHLY GRASS
- GERMANDER
- AUTUMN SAGE
- BOULDERS - RED SANDSTONE
- BOULDERS - BASALT

DUMPSTER ENCLOSURE

DETENTION/ RETENTION BASIN

VACUUM STATION

WASH BAY

WASH BAY

CONTROL ROOM

WASH BAY

WASH BAY

BLACK POWDER COATED FULL CUTOFF AREA LUMINAIRE

12 PUMP FUEL ISLAND

1/2" MINUS CHAT WHITE OR GOLD RUSH



CHITALPA OR SIMILAR

WASHINGTON FIELDS ROAD



GERMANDER OR SIMILAR

DETENTION/ RETENTION BASIN

DRIVE THRU 1,800 SF

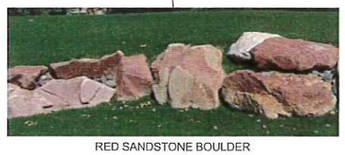
DRIVE THRU 1,800 SF

DRIVE THRU 1,800 SF

CONVENIENCE STORE 4,400 SF

DUMPSTER ENCLOSURE

2000 SOUTH STREET



RED SANDSTONE BOULDER



AUTUMN SAGE OR SIMILAR



REGAL MIST OR SIMILAR GRASS



2"-4" BASALT GROUND COVER



LITTLE LEAF ASH OR SIMILAR

P:\2021\21-013 - Bundy - Sandia Commercial\Exhibits\Heritage_Place_Comm_Concept_Landscaping.dwg Jan 10, 2022 - 9:06am

NO.	REVISIONS	BY	DATE

MAINLINE ENGINEERING

MAINLINE ENGINEERING
321 NORTH MALL DRIVE
SUITE T101
ST. GEORGE, UT 84790

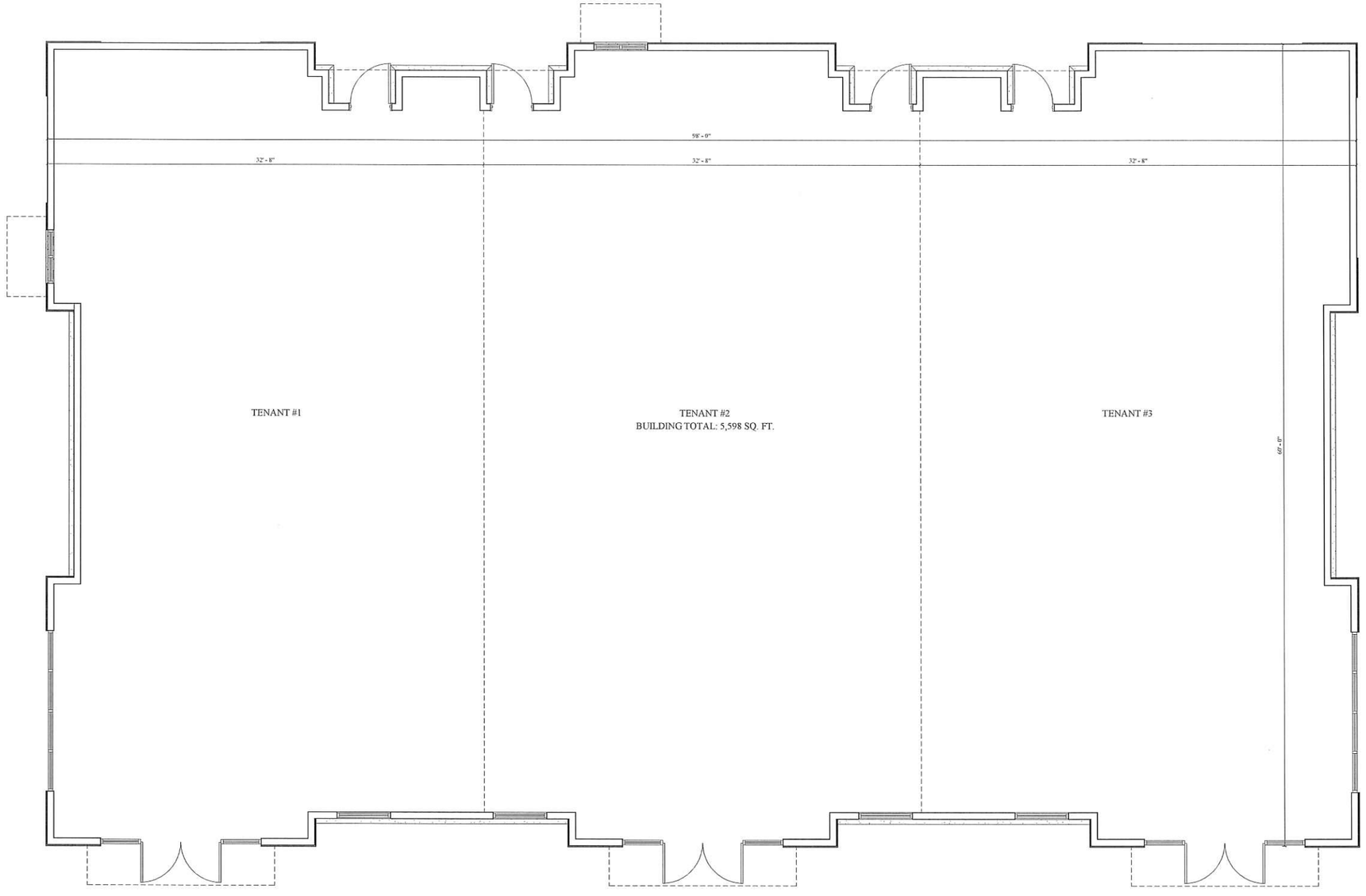
CAPITAL D INVESTMENTS, LLC
PARCEL: WS-2-26-134
DARIN SNOW
1538 W 3780 S
ST. GEORGE, UT 84790

CHECKED BY: PBG
DRAWN BY: TAR
DATE: 1/10/22

PROFESSIONAL ENGINEER

PROJECT: HERITAGE PLACE COMMERCIAL
CLIENT PROJ. #: N/A
MAINLINE PROJ. #: 21-013
SHEET NAME: LANDSCAPE PLAN

SHEET EXHIBIT



TENANT BLDG - FLOOR PLAN
1/4" = 1'-0"

REFLECT ARCHITECTURE
435-522-1448
reflectarchitecture@gmail.com

HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

TENANT BLDG FLOOR PLAN

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A200



GAS STATION TENANT TOP OF ROOF 132' - 2"

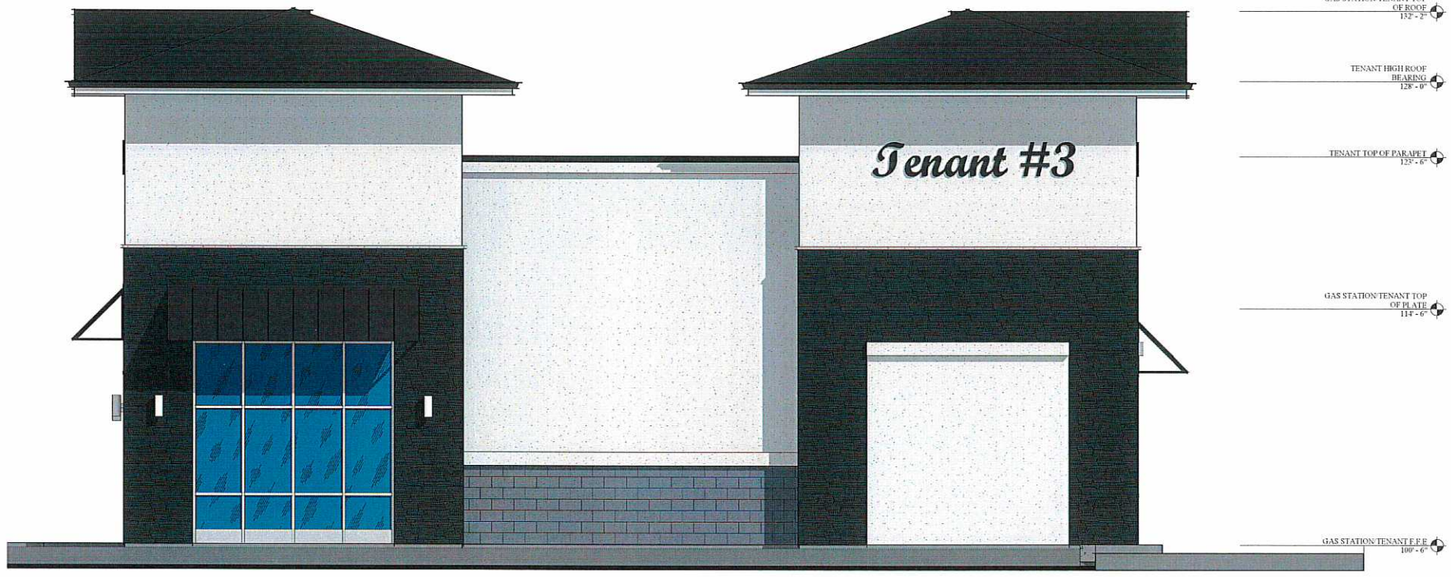
TENANT HIGH ROOF BEARING 128' - 0"

TENANT TOP OF PARAPET 125' - 6"

GAS STATION TENANT TOP OF PLATE 114' - 6"

GAS STATION TENANT F.F.E 100' - 6"

TENANT BLDG - FRONT ELEVATION
1/4" = 1'-0"



GAS STATION TENANT TOP OF ROOF 132' - 2"

TENANT HIGH ROOF BEARING 128' - 0"

TENANT TOP OF PARAPET 125' - 6"

GAS STATION TENANT TOP OF PLATE 114' - 6"

GAS STATION TENANT F.F.E 100' - 6"

TENANT BLDG - RIGHT ELEVATION
1/4" = 1'-0"

REFLECT ARCHITECTURE
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reflectarchitecture@gmail.com

HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

TENANT BLDG ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A201



TENANT BLDG - LEFT LEVATION
1/4" = 1'-0"



TENANT BLDG - REAR ELEVATION
1/4" = 1'-0"

REFLECT ARCHITECTURE
435-525-1448
reflectarchitecture@gmail.com

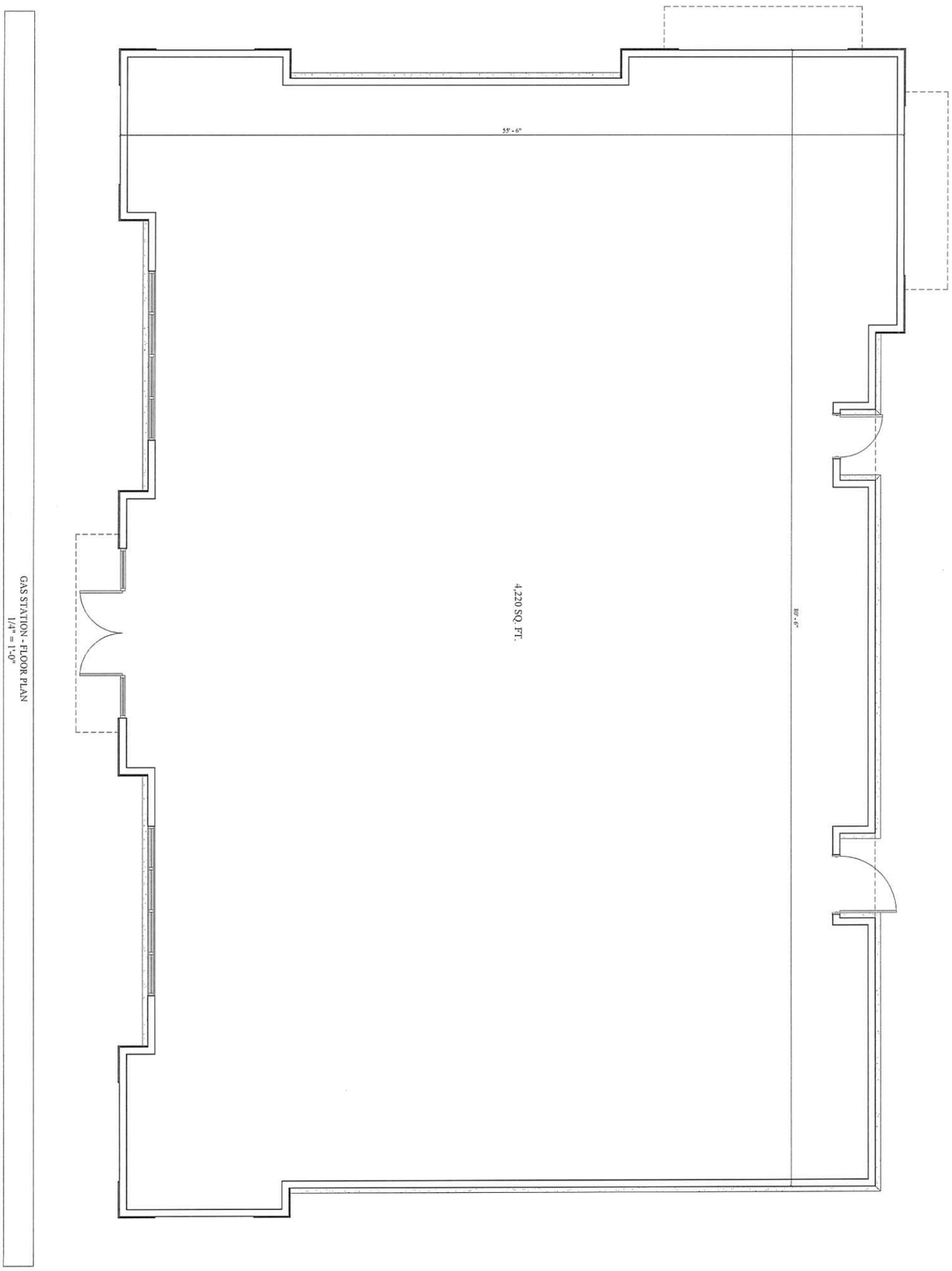
HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

TENANT BLDG ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A202



GAS STATION - FLOOR PLAN
1/4" = 1'-0"

A300

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

REVISION DATES:
1/11/2022

GAS STATION FLOOR PLAN

HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

REFLECT ARCHITECTURE
435-525-1448
reflectarchitecture@gmail.com



GAS STATION - FRONT ELEVATION
1/4" = 1'-0"

GAS STATION - RIGHT ELEVATION
1/4" = 1'-0"

REFLECT ARCHITECTURE
435.531.1418
reflectarchitecture@gmail.com

HERITAGE PLACE COMMERCIAL
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WASHINGTON, UTAH 84780

GAS STATION ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A301



GAS STATION - LEFT LEVATION
1/4" = 1'-0"



GAS STATION - REAR ELEVATION
1/4" = 1'-0"

REFLECT ARCHITECTURE
435-525-4148
reflectarchitecture@gmail.com

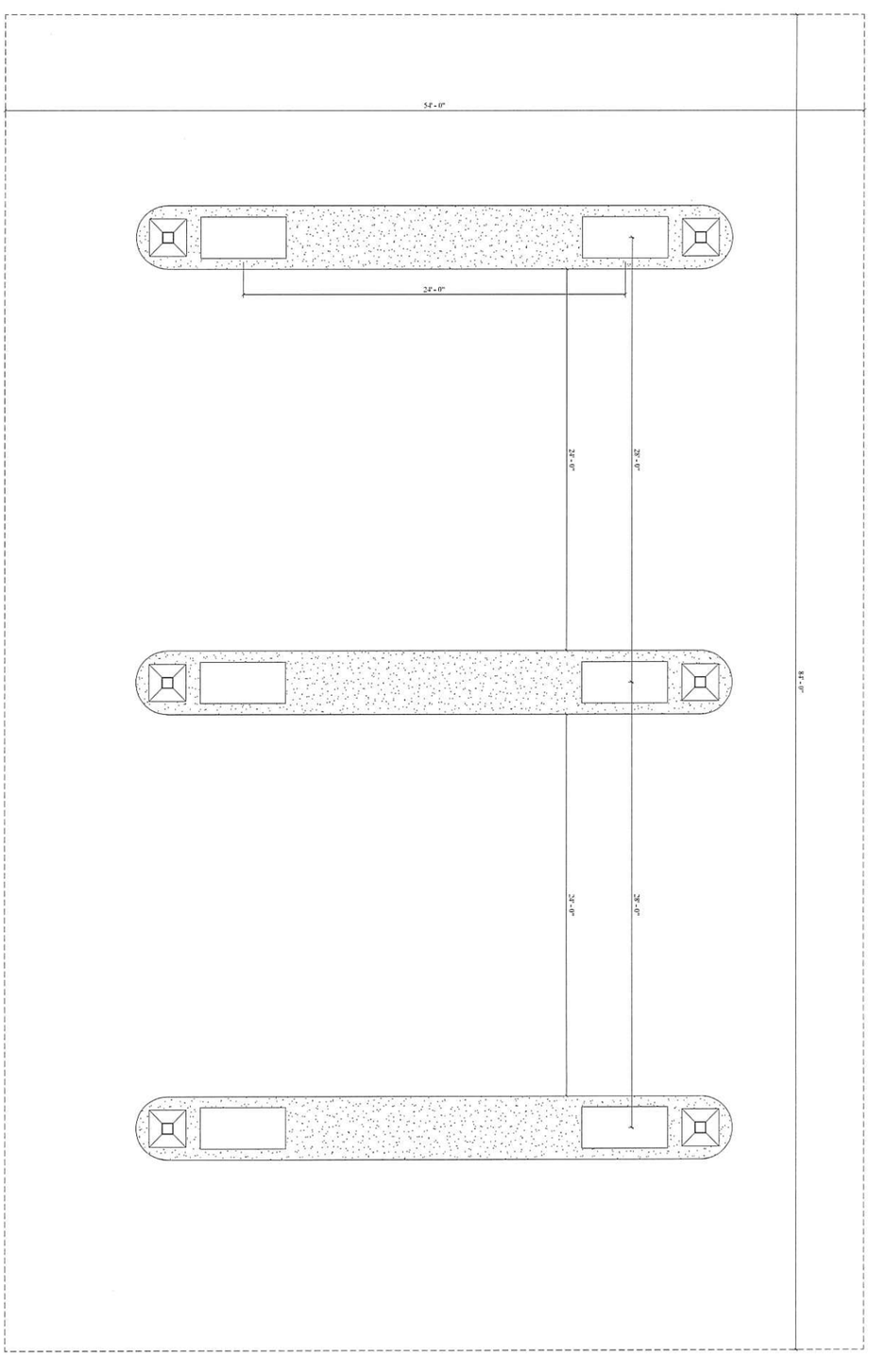
HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

GAS STATION ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A302



FUEL CANOPY - FLOOR PLAN
1/4" = 1'-0"

A400

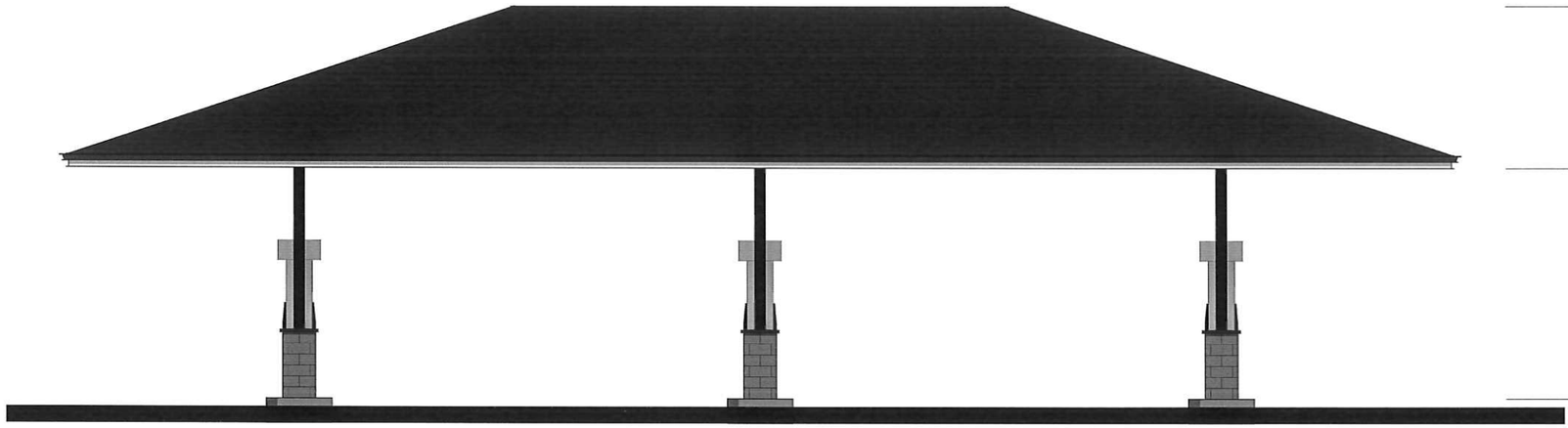
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DRAWN D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

REVISION DATES
1/1/2022

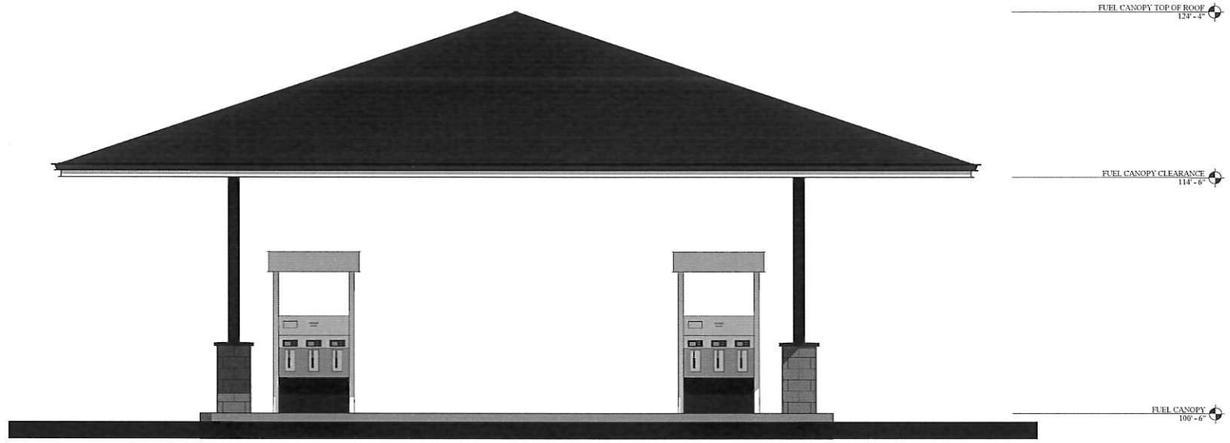
FUEL CANOPY FLOOR PLAN

HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

REFLECT ARCHITECTURE
435-525-1448
reflectarchitecture@gmail.com



FUEL CANOPY - FRONT ELEVATION
1/4" = 1'-0"



FUEL CANOPY - RIGHT ELEVATION
1/4" = 1'-0"

REFLECT ARCHITECTURE
435-525-1448
reflectarchitecture@gmail.com

HERITAGE PLACE COMMERCIAL
FOR CAPITAL D COMMERCIAL
NW. CORNER OF 2000 S. & WASHINGTON FIELDS RD.
WASHINGTON, UTAH 84780

FUEL CANOPY ELEVATIONS

REVISION DATES:
1/11/2022

JOB NO: 21033
DRAWN: D.R.W.
CHECKED: -
SCALE: 1/4" = 1'-0"

A401


Gas Station
Car Wash
Tenant #1
Tenant #2
Tenant #3
REFLECT
ARCHITECTURE



REFLECT
ARCHITECTURE



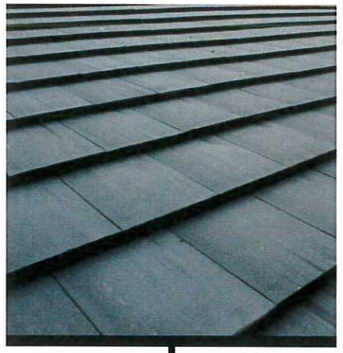
REFLECT
ARCHITECTURE


Tenant #3
Tenant #3
Tenant #2
Tenant #1
Gas Station
REFLECT
ARCHITECTURE


REFLECT
ARCHITECTURE
Car Wash
Tenant #1
Tenant #2
#3
Tenant #3


REFLECT
ARCHITECTURE


Tenant #1
Gas Station
Gas Station
REFLECT
ARCHITECTURE



Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



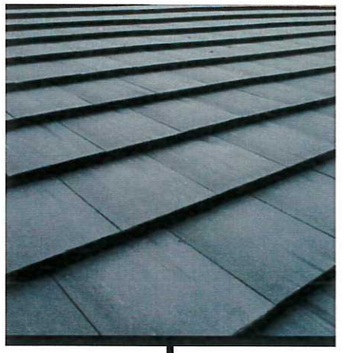
CMU, 10x8x16 Block
Sunroc
Split Face
Black



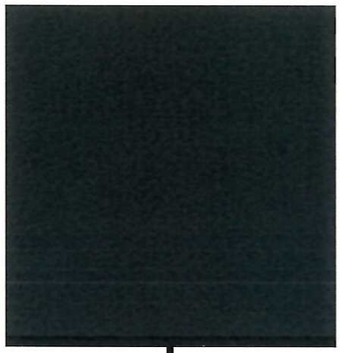
CARWASH - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



Steel
Powder Coated
Sherwin Williams
SW 6992
Inkwell



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



CMU, 10x8x16 Block
(Facing Only)
Sunroc
Split Face
Black

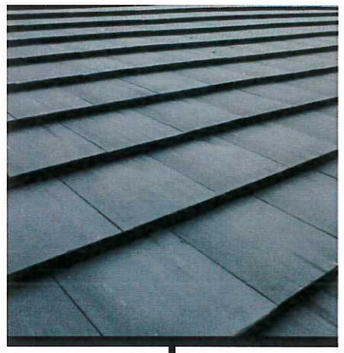




FUEL CANOPY - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



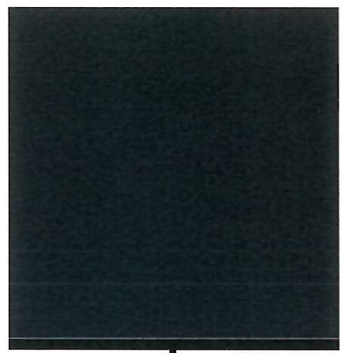
Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 6073
Perfect Greige



Steel
Powder Coated
Sherwin Williams
SW 6992
Inkwell



CMU, 10x8x16 Block
(Facing Only)
Sunroc
Split Face
Black



Stone Veneer
Culture Stone
Pro-Fit
Alpine Ledgestone
Black Mountain

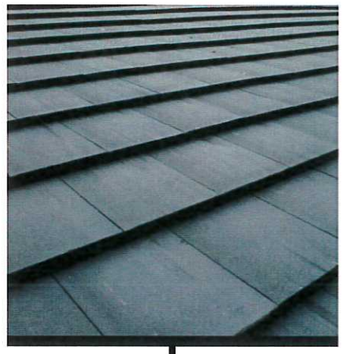




GAS STATION - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

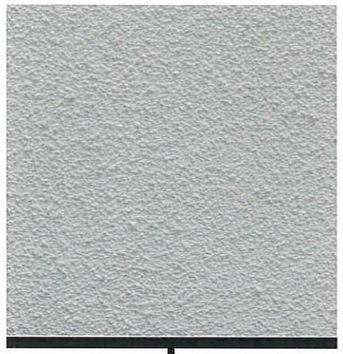
Concrete Roof Tiles
Eagle Roofing
Flat Tile
Dark Charcoal



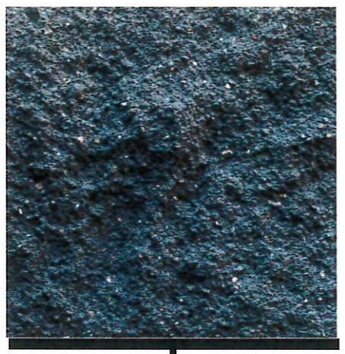
Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 9624
Winsome Grey



Cementituous Stucco
Acrylic Coat
Sherwin Williams
SW 6073
Perfect Greige



CMU, 10x8x16 Block
(Facing Only)
Sunroc
Split Face
Black



Stone Veneer
Culture Stone
Pro-Fit
Alpine Ledgestone
Black Mountain



Steel
Powder Coated
Sherwin Williams
SW 6992
Inkwell





TENANT BUILDING - HERITAGE PLACE COMMERCIAL
2000 SOUTH & WASHINGTON
FIELDS RD. COMMERCIAL PLAZA
WASHINGTON, UTAH

REFLECT
ARCHITECTURE

ORDINANCE NO. 2022-XX
AN ORDINANCE AMENDING THE ZONING
DESIGNATION WITHIN WASHINGTON CITY, UTAH

WHEREAS, the Washington City Community Development Department has recommended the following Zone Change be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on January 19, 2022, which public hearing was closed, for the purpose of considering the proposed Zone Change and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public hearing on February 9, 2022; and

WHEREAS, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHEREAS, the City Council of Washington City, Utah, desires to amend the Official Zoning Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by Zone Change request **Z-21-26**, from the current Planned Unit Development - Commercial (PUD-C), approving the specific use and design of the project, located at the northwest corner of Washington Fields Road and Sandia Road (2000 South), and more particularly described as follows:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 9th day of February 2022.

Washington City

_____

Attest: Kress. Staheli, Mayor

_____

Tara Pentz, City Recorder

Exhibit A